Mail

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $45,000.00

David E. Reeder
Affiant

Subscribed and sworn to before me, this 24th day of July, 1998.

Samuel F. Anderson
Notary Public

My commission expires 3/24/01

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Johnny Richardson and David Reeder 2413 Bellevue Manor Drive Nashville, TN 37221	Same	Map Parcel 105-05-0/505

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Dorothy Jordon, a married person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Johnny Richardson, an unmarried person, and David Reeder, a married person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Map of Waverly Place as of record in Book 57, page 95, the southeast corner of Lot No. 31 on the Map of Fairview Addition as of record in Book 57, page 94 Register's Office for Davidson County, Tennessee and a part of Morningvale Avenue lying between said two lots, together described as follows:

Beginning at the northeast corner of Argyle Avenue and an alley opened through said Lot no. 31, thence with the easterly margin of said alley northerly 201.5 feet to the southerly margin of an alley running parallel with Argyle Avenue; thence with the southerly margin of said alley easterly 50 feet; thence southerly parallel with the first line 2001.5 feet to the northerly margin of said Avenue; thence with said margin westerly 50 feet to the beginning.

Being the same property conveyed to Dorothy Jordon by deed from Dave Patton, Jr. of record in Book 6136, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1998 Taxes a lien which are not yet due and payable 2) All matters appearing on Plan of record in Plat Book 57 page 94 and Book 57, Page 95, Register's Office for Davidson County, Tennessee.

This property is improved property known as 840 Argyle Avenue, Nashville, TN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24 day of July, 1998

Dorothy Jordon

Edward Thomison
Edward Thomison, who joins this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Jordon and Edward Thomison, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1998.

SAMUEL T. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission expires: 3/24/01

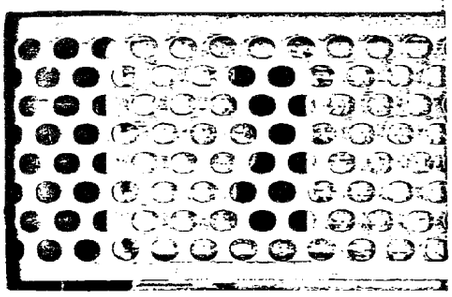
9954 07/30 0101 03CHECK 177.50

98 JUL 30 AM 9:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04684134



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11041 PAGE 743

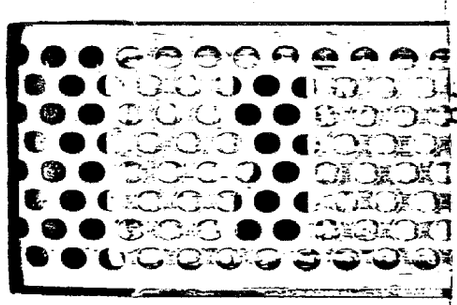
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 177.50
CHECK 177.50

07/30/98 01 09:06 0001 9954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0468434
IDENTIF. ↑ REFERENCE

98 JUL 30 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325578