0476502

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (as) Title No: 40208
Dav. Co. File: Box 8

98 AUG 18 PM 1:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 11070 PAGE 927

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erik G. Kallas Hoeyong Pak Kallas 935 Downey Drive Nashville, Tennessee 37205	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 115-01-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 160,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald L. Richardson and spouse, Connie H. Richardson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erik G. Kallas and spouse, Hoeyong Pak Kallas,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Brook Meade Addition, Section 1 of record in Book 2663, Page 53, Register's Office for said County.

SAID Lot No. 15 fronts 191.0 feet on the westerly margin of Downey Drive and extends back 284.2 feet on the broken northerly line and 258.0 feet on the southerly line to a dead line in the rear, measuring 130.0 feet thereon.

BEING the same property conveyed to Donald L. Richardson and wife, Connie H. Richardson by deed from Dewey D. Lineberry and wife, Mary G. Lineberry of record in Book 7589, Page 197, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663, Page 53, said Register's Office, which Plan shows a 100 foot minimum building setback line from Downey Drive and 10 foot easement for public utility purposes along the broken northerly and rear line(s) of said lot.

This is improved property, known as: 935 Downey Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 1998.

Donald L. Richardson

Connie H. Richardson

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State of Tennessee
County of Davidson

On this 14th day of August, 1998, before me the undersigned authority, personally appeared **Donald L. Richardson** and **Connie H. Richardson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 160,000.00

Affiant

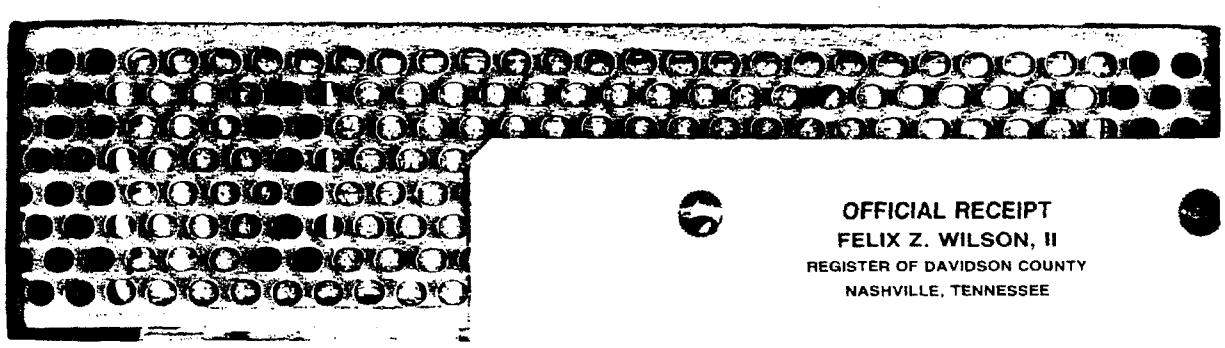
Sworn and subscribed before me on the 14th day of August, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

3536 98/18 01:01 03CHECK

WIdoc: Deed Wty—12/92



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

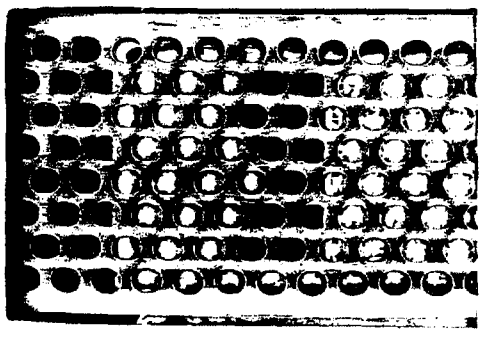
RECEIVED OF _____

FOR _____

BOOK 11070 PAGE 929

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	603.00
			CHECK	603.00
08/18/98	01	13:42	0001	Bake



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476502
IDENTIF. ↑ REFERENCE

98 AUG 18 PM 1:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334149