WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 98

Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27 2001

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Richardson (NAME)	Same as new owner (NAME)	83-10-275
806 Weeping Willow Rd (ADDRESS)	(ADDRESS)	23W 07340
Hendersonville TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES. AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Virgil B. Pulley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Richardson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of the 10-1/2 acre tract, as shown on Plat of Richardson Place, as of record in Book 547, page 135, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 28, 1954, as follows:

BEGINNING at a point in the northeast corner of the easterly end of Forrest Avenue; thence North 4 deg. 15' East 108.3 feet to a point; thence South 71 deg. 39' 30" East 73.5 feet to a point; thence South 10 deg. 29' 30" West 91.85 feet to a point in the northerly margin of a 25 foot wide strip designated for a street; thence North 85 deg. 25' 30" West along the northerly margin of said strip 60.75 feet to the beginning.

Being the same property conveyed to Virgil B. Pulley and wife, Ruby C. Pulley by deed from Marvin E. Phillips and wife, Carol I. Phillips of record in Book 5254, page 588, Register's Office, Davidson County, Tennessee. The said Ruby C. Pulley is now deceased, leaving Virgil B. Pulley as the surviving tenant by the entirety.

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4408, page 982, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 1901 Forrest Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 21st day of August, 19 98

Virgil B. Pulley
Virgil B. Pulley

BOOK 11078 PAGE 114

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 Virgil B. Pulley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of August, 19 98.

Commission expires _____

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

My Commission Expires JAN. 27, 2001

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

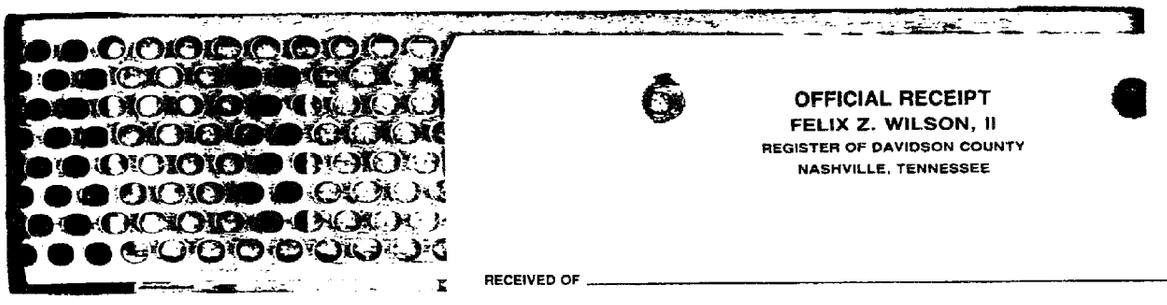
IDENTIFICATION REFERENCE

98 AUG 24 AM 10:21

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0834 08/24 01:01 03CHECK 151.60

04 78552



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

RECEIVED OF _____

FOR _____

BOOK 11078 PAGE 115

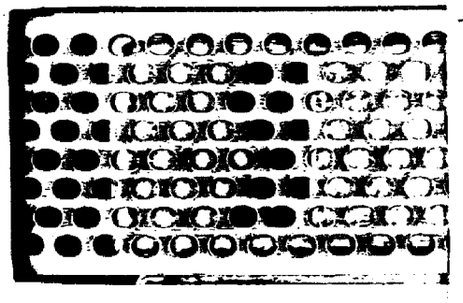
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 151.60
CHECK 151.60

08/24/98 01 10:21 0001 0834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0478552
IDENTIF. # REFERENCE

98 AUG 24 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1336326