BOOK 11086 PAGE 623

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 12,000.

Gus Richards, Jr.
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF August, 1998.

Kaye E. Lefevre
Notary Public

MY COMMISSION EXPIRES [illegible]
(affix seal)

KAYE E. LEFEVRE NOTARY PUBLIC

0480944

IDENTIF. ↑ REFERENCE

98 AUG 28 PM 1:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Gus Richards, Jr. 1508 East Stewarts Lane Nashville, TN 37218	SAME	80-4-2

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, WE Michael Todd Fielder and Patrick Damen Fathera BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gus Richards, Jr. HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lots Nos. 15 and 16 on the Map of the Subdivision of A. T. Putnam's 7 1/2 acre tract, not of record , described according to a survey made by John m. Sullivan, County Surveyor, October 5, 1946, as follows:

BEGINNING on the southerly margin of Ashton Avenue at the northwest corner of the property conveyed to Edward Leon Bruce and wife, by deed from A. T. Putnam and wife, as of record in Book 1945, Page 398, Register's Office; thence with the southerly margin of said Avenue., westwardly 134.4 feet to Gus Richard's easterly line, thence with Richard's easterly line. south 33° 37° east 172.7 feet; thence south 55° 48' east 53.9 feet; thence eastwardly 115.8 feet to Bruce's southwest corner; thence with Bruce's westerly line, northwardly 224.8 feet to the beginning.

BEING the same property conveyed to Thomas Hollis and wife, Elizabeth L. Hollis by deed from Edgar Nason Clark and wife, Margaret Caroline Clark of record in Deed Book 3569, Page 92, Register's Office for Davidson County, Tennessee, the said Elizabeth L. Hollis predeceased Thomas Hollis who devised said property by Will of record in Will Book 221, Page 558, Probate Clerk's Office for Davidson County, Tennessee, to Linda Lou Fathera, Michael Todd Fielder and Patrick Damen Fathera, the said Linda Lou Fathera having since died, unmarried survived by heirs Michael Todd Fielder and Patrick Damen Fathera.

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THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (X) property, known as 1602 Ashton 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 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS our Hands This 27th day of August, 1998.

MICHAEL TODD FIELDER

PATRICK DAMEN FATHERA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, MICHAEL TODD FIELDER and PATRICK DAMEN FATHERA the Bargainor, 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 27th day of August, 1998.

Notary Public

NOTARY PUBLIC TENNESSEE MY COMMISSION EXPIRES MAY 11, 1999

My Commission Expires: 5-11-99

WARRANTY DEED

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AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, Michael Todd Fielder and Patrick Damen Father, being first duly sworn on their oath state that they are persons of lawful age; and further deposes and states:

That we do not reside in the property located at 1602 Ashton Avenue, Nashville, Tennessee and have never resided in that property.

MICHAEL TODD FIELDER

PATRICK DAMEN FATHER

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, MICHAEL TODD FIELDER and PATRICK DAMEN FATHERA the Bargainor, 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 27th day of August, 1998.

Notary Public

KAYE E. LEDBETTER NOTARY PUBLIC TENNESSEE MAY 11, 1999

My Commission Expires: 5-11-99

33994 08/28 0101 03CHECK 59.40

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

RECEIVED OF _____

FOR _____

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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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 59.40
CHECK 59.40

08/28/98 01 13:23 0001 3394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0480944
IDENTIF. REFERENCE

98 AUG 28 PM 1:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338866