File Box 9B
First Title and Escrow Co.
15910

WARRANTY DEED

BOOK 11100 PAGE 573

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. DEWEES BERRY, IV, TRUSTEE (NAME)	NEW OWNER (NAME)	Map 103-14
2700 First American Center (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 111
Nashville, Tennessee 37238 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 8DA60150

FOR AND IN 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,

J. E. RICHARDS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. DEWEES BERRY, IV, TRUSTEE WITH FULL POWER TO SELL, MORTGAGE, LEASE, CONVEY, OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY

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

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 1 on the unrecorded plan of a subdivision of a part of Mrs. J.W. Thomas' Home Place described according to a survey made June 30, 1950, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point in the southerly margin of Post Road, said point being in the easterly line of the property formerly owned by Mrs. J.W. Thomas, said point also being 532.14 feet eastwardly from the easterly boundary of Hillwood Estates, as measured, along the southerly margin of Post Road; thence with the southerly margin of Post Road, southwestwardly around a curve which radius is 199.336 feet, 100.17 feet to an iron pin at the termination of said curve; thence continuing with said Post Road, South 68 deg. 13 min. 30 sec. west 188.08 feet to an iron pin at the beginning of a curve; thence continuing with said Post Road around said curve which radius is 251.541 feet, 1.15 feet to an iron pin, the common corner of Lots Nos. 1 and 2; thence with the line between said Lots Nos. 1 and 2, South 64 deg. 35 min. 40 sec. east 311.48 feet to an iron pin in the southerly line of said part of the J.W. Thomas' Home Place and in Morgan's north line, the common southerly corner of Lots 1 and 2, thence with said Morgan's line North 25 deg. 45 min. east 226.0 feet to an iron pin in the southeast corner of said part of Mrs. J.W. Thomas' property; thence with the easterly line of said property North 64 deg. 35 min. 40 sec. west 135.75 feet to the beginning.

Being the same property conveyed to J.E. Richards by deed from Alvin Friedman, unmarried of record in Book 6686, page 600, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Agreement of record in Book 1074, page 551; and (3) Easements of record in Book 447, page 285, said Register's Office.

Barbara H. Richards, spouse of J.E. Richards, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said J.E. Richards.

unimproved ( )
This is improved (XX) property, known as 4515 Post Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of August, 19 98

J. E. Richards
J. E. RICHARDS

Barbara H. Richards
BARBARA H. RICHARDS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. E. RICHARDS AND WIFE, BARBARA H. RICHARDS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of August, 19 98.

My commission expires May 22, 2002 Notary Public Nancy Lee Easterling

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

98 SEP -4 AM 10:20
FELIX Z. ELLISON II REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT REFERENCE
04848492

TSB 09/04 0101 03CHECK 1121.00

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1998

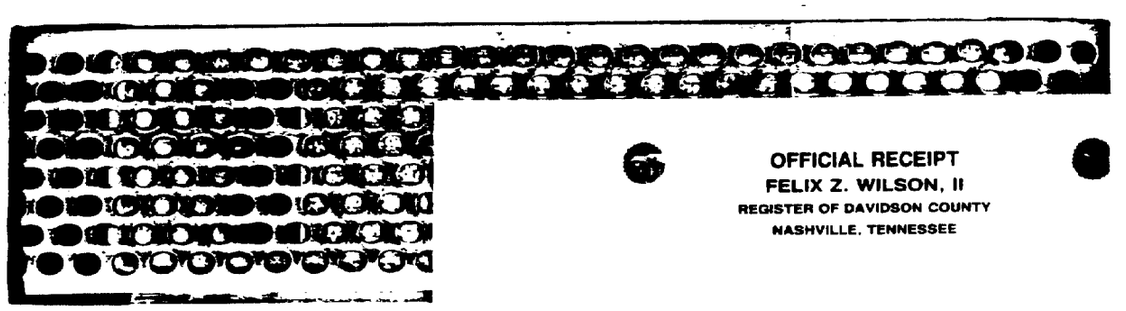
MY COMMISSION EXPIRES: 6-4-2001 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM J. E. RICHARDS

TO KENNETH SCHERMERHORN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

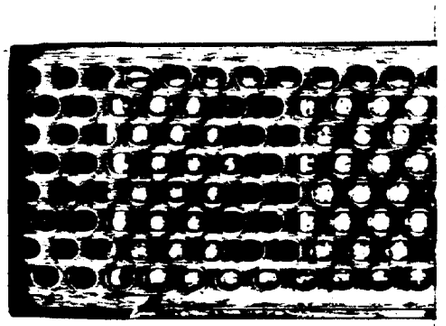
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 300000.00	
			CON TX 1110.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL	1121.00
			CHECK	1121.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/98 01 10:22 0001 7158



98 SEP -4 AM 10:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0484492
IDENTIF. & REFERENCE

No. 1342591