47

BOOK 11170 PAGE 201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 3/25/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Bird (NAME)	Franklin American Mortgage Co. (NAME)	MAP 50-4
1421 Tempany Court (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 51
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	12D-87421

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, Sheryl A. Browne Richardson and husband, Earl S. Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly D. Bird, married

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 Lot No. 103, on the Plan of Bellshire Terrace, Section 2, Phase 2, of record in Plat Book 6250, Pages 673 and 674, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Sheryl A. Browne, single person by deed from Michael Alan Stehno and wife, Lori Moore Stehno, of record in Book 9752, Page 889, Register's Office for said County.

Earl S. Richardson, spouse of Sheryl A. Browne Richardson, joins in this conveyance for the express purpose of relinquishing all marital rights he has in subject property now or in the future.

98 OCT 26 PM 3:10
REGISTER
DAVIDSON COUNTY, TN.

0503957
ISSUED FOR REFERENCE

unimproved ( )
This is improved (X) property, known as 1421 Tempany Court, Nashville, TN 37207
(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 our hand s this 23rd day of October 19 98

Sheryl A. Browne Richardson

Sheryl A. Browne Richardson

Earl S. Richardson

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 Sheryl A. Browne Richardson and husband, Earl S. Richardson

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 Goodlettsville, Tennessee, this 23rd day of October 19 98

Commission expires 3-23-02

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

787B 10/26 0101 03CHECK 390-25

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

RECEIVED OF _____

FOR _____

BOOK 11170 PAGE 203

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	
	102500.00
CON TX	379.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	390.25
CHECK	390.25

10/26/98 01 15:10:0001 7878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0503957
CONTROL & REFERENCE

98 OCT 26 PM 3:10

REGISTER
DAVIDSON COUNTY, TN.

No. 1363062