Box 2

BOOK 11328 PAGE 13

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF January, 19 99

Notary Public

MY COMMISSION EXPIRES: 3-27-
(AFFIX SEAL)

DAVIDSON COUNTY
NOTARY PUBLIC
LARGE
My Commission Expires
March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie L. Richerson	Chase Manhattan Mortgage	MAP 172-12
(NAME)	(NAME)	
105 Peak Hill Circle	343 Thornall Street	GROUP A
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Edison, NJ 08837	PARCEL 102.00CO
(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, Jerry W. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie L. Richerson and husband, Jeremy S. Richerson

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, TN, being Lot No. 145 on the Plan of Section Five, Bradford Hills, of record in Book 7900, page 6 and amended in Book 7900, pages 287 & 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry W. Taylor by deed from Albert Tucker Winebarger and wife, Jan Allison Winebarger of record in Book 10058, page 929, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 6 and amended in Book 7900, pages 287 & 288; restrictions of record in Book 8069, page 170 and Book 8372, page 901; by-laws of record in Book 8071, page 531; charter of record in Book 8071, page 520; open space for common area of record in Book 8154, page 304 and Book 9779, page 672; deeds of conveyeance of record in Book 8377, page 769; Book 8377, page 808 and Book 8614, page 870; all of record in the Register's Office for Davidson County, Tennessee.

I, Joann Taylor, wife of Jerry W. Taylor, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Leslie L. Richerson and husband, Jeremy S. Richerson, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

unimproved ( )
This is improved (X) property, known as 105 Peak Hill Circle, Nashville, Tennessee 37211
(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 29th day of January 19 99

Jerry W. Taylor

Joann Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Cheryl Hurd with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-In-Fact for Jerry W. Taylor and wife, Joann Taylor the within named bargainor(s), and that he/she as such Attorney-In-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Jerry W. Taylor and wife, Joann Taylor the within named bargainor(s) by the said Cheryl Hurd as such Attorney-In-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of January 19 99

NOTARY PUBLIC

My Commission Expires: 3-27-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
March 27, 1999

WARRANTY DEED

FROM

Jerry W. Taylor

TO

Leslie L. Richerson and
husband, Jeremy S. Richerson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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

99 FEB -4 PM 2:03

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0054386

RECEIVED TOTO 40/20 02/04

277.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

05455386

IDENTIF. ↑ REFERENCE

99FEB-4 PM 2:03

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	153000.00
CON TX	566.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	577.10
CHECK	577.10

02/04/99 01 14:02 0001 1960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421289