Bof 29

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE 9899
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 99.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 1/25/03

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Peter J. Richards	SEND TAX BILLS TO: The Community Bank	83-3-94
(NAME) 2105 Early Avenue	(NAME) 4205 Hillsboro Rd., Suite 101	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRES) Nashville, TN 37215-3336	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11450 PG. 570

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, WE, Neil McDonald and wife, Kay McDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter J. Richards and Jaan P. Sturgis

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. 31 on the Plat of Ponotoc Subdivision, of record in Book 547, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Neil McDonald and wife, Kay McDonald by deed from Raymond Morris and wife, Marion Morris, filed of record in Book 10791, page 497 as re-recorded in Book 11450, page 568, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2105 Early 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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 26th day of April, 19 99.

Neil McDonald

Kay McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Neil McDonald and wife, Kay McDonald 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 Nashville, Tennessee, this 26th day of April, 19 99.

My commission expires 1/25/03

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE GIBSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

057943 4
IDENTIF. # REFERENCE
99 APR 28 AM 9:33
WILLIAM L. GARRETT REGISTER
DAVIDSON COUNTY, TN.
0069 04/30 0101 03CHECK 386.55

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11450 PG. 572

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

05794 34

IDENTIF. & REFERENCE

99 APR 28 AM 9:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH T

	101500.00
CO TX	375.55
PRFEE	1.00
MRFEE	8.00
CFEE	2.00
TOTAL	386.55
CHECK	386.55

04/28/99 01 09:38 0001 8069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477992