99-6-35-Q

File Box 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN P. RICHARDSON	BANK OF AMERICA, N.A.	MAP 141-07-0-B
(NAME)	(NAME)	
801 Autumn Court	2059 Northlake Parkway	PARCEL 045CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tucker, GA 30084	F.B.#: 09D-82560
(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, BARBARA A. PROFFITT AND HUSBAND, MICHAEL A. PROFFITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN P. RICHARDSON AND WIFE, MIKI S. RICHARDSON

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. 206 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

5047 06/28 0101 03CHECK 614.10

BEING the same property conveyed to Barbara A. Proffitt and husband, Michael A. Proffitt, by Deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 9753, Page 803, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8556, Page 11, supplement and amendment in Book 9383, Page 526, and re-recorded in Book 9662, Page 869, and further amended in Book 10190, Page 182, Book 10410, Page 89, and Book 11433, Page 936, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

99 JUN 28 PM 1:

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE

060759

unimproved ( )
This is improved (X) property, known as 801 Autumn Court, Nashville, TN 37221
(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 24th day of June 1999

Barbara A. Proffitt
BARBARA A. PROFFITT

Michael A Proffitt
MICHAEL A. PROFFITT

OCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11545 PAGE 700

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA A. PROFFITT AND HUSBAND, MICHAEL A. PROFFITT

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 Brentwood, Tennessee, this 24th day of June 19 99.

Commission expires May 28, 2003

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11545 PAGE 701

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

0604759

IDENTIF. & REFERENCE

99 JUN 28 PM 1:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	163000.00
CON TX	603.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	614.10
CHECK	614.10

06/28/99 01 13:48 0001 5047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483528