BOOK 11592 PG. 827

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 30,500.

Peter J. Richards by Joan Sturgis Pt

Peter J. Richards, Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF July, 1999.

Kaye E Leggett

Notary Public
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: April 15, 2003 (seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Peter J. Richards	SAME	
1200 Stratton Avenue		71-12-20.02
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Isaac Wiley Morgan, by Ronald K. Nevin, Conservator BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter J. Richards HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 79 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, page 152, Register's Office for said County.

SAID Lot No. 79 front 50 feet on the west side of Stainback Avenue and runs back between parallel lines 155 feet, more or less, to an alley.

BEING the same property conveyed to Isaac Wiley Morgan from Hubert S. Fyke and wife, Dorothy Fyke by deed of record in Deed Book 7890, page 679, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved(X)property known as 1004 Stainback Avenue
Nashville, TN 37207

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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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 19th day of July, 1999.

Issac Wiley Morgan by Ronald K. Nevin
Issac Wiley Morgan, by Ronald K. Nevin, Conservator

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Ronald K. Nevin, Conservator the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 1999.

Kaye E Leggett
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: ~~MY COMMISSION EXPIRES:~~ April 15, 2003

WARRANTY DEED

99 JUL 28 PM 2:49
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
96171.90

123.85 07/28 0101 03CHECK 6459

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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99 JUL 28 PM 2:49
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0617197
IDENTIF. ↑ REFERENCE

CAMT	30500.00
CON TX	112.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	123.85
CHECK	123.85

07/28/99 01 14:54 0001 8459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496716