WARRANTY DEED

BOOK 11669 PAGE 922

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Christie W. Giddish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF September 1999

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTIE W. GIDDISH	SAME	91-16-205
(NAME)	(NAME)	12W-00055
211 MAYBELLE LANE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(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, WILMA J. RICHARDS-LOVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTIE W. GIDDISH

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. 104, of Block 3, on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO WEST NASHVILLE, of record in Book 57, page 103, Register's Office for DAVIDSON County, Tennessee.

SAID Lot No. 104 fronts 50 feet on the southerly margin of ELKINS AVENUE, formerly Second Avenue, and extends back between parallel lines, 180 feet to an alley.

BEING the same property conveyed to WILMA J. RICHARDS AND GLENN D. RICHARDS, by Quitclaim Deed from Jimmy A. Duncan, Trustee, of record in Book 6314, page 841, Register's Office for DAVIDSON County, Tennessee. GLENN D. RICHARDS has since died testate; and by Will of record in Will Book 230, page 271, Probate Office for DAVIDSON County, Tennessee, subject property was devised to WILMA J. RICHARDS, now known as WILMA J. RICHARDS-LOVE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 4203 ELKINS AVENUE, NASHVILLE, TN 37209
(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 20th day of September 19 99

Wilma J. Richards-Love

WILMA J. RICHARDS-LOVE

09/27/99 0101 03CHECK 344.00

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 WILMA J. RICHARDS-LOVE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 20th day of September 19 99.

Commission expires May 27, 2001

I. DYKE TATUM
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

06379811

RECEIVED
99 SEP 21 PM 1:35

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11669 PAGE 924

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

U63/981

99 SEP 21 PM 1:35

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

09/21/99 01 13:38 0001 0729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518673