After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

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4047 09/30 0101 03CHECK 1306.30

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Michael Wayne Scaggs** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **N. Jerre Richards, Jr. and wife, Denise D. Richards,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of September, 1999.

Michael Wayne Skaggs
Michael Wayne Skaggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael Wayne Skaggs**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 24 day of September, 1999.

Grant B Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

MAIL ENV.

99 SEP 30 AM 10:35
ALL TAXES PAID, REGISTER'S
DAVIDSON COUNTY, TN.

REFERENCE
064092

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $349,00.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of September, 1999.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 115 Group 11 Parcel 43.00

ADDRESS NEW OWNER:
Jerre and Denise Richards
6345 Torrington Drive
Nashville, TN 37205

SEND TAX BILLS TO:
Same

Commitment Number: PH-99900239GS

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SCHEDULE C

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section One West Meade Estates, as of record in Plat Book 2663, page 110, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Wayne Skaggs by Quitclaim Deed from N. Jerre Richards, Jr. and wife, Denise D. Richards, dated September 24, 1999 and recorded 11681, in Book 6668, page _____, Register's Office for Davidson County, Tennessee.

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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0641092

INTERNAL REFERENCE

99 SEP 30 AM 10:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	349000.00
CON TX	1291.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1306.30
CHECK	1306.30

09/30/99 01 10:38 0001 4047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521955