WARRANTY DEED

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 $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Futral	Jefferson Heritage Mortgage Co.	MAP 40
3869 Knight Road (NAME)	3100 West End Avenue #530 (NAME)	PARCEL 80
White Creek, TN 37187 (ADDRESS)	Nashville, TN 37203 (ADDRESS)	
(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, Randy T. Richards and wife, Larae W. Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Futral and wife, Shannon K. Futral

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, lying in the 12th, formerly 21st, Civil District of said County, being known as part of John C. Johnson 127-acre tract, and described according to an unregistered copy of a survey thereof made by Norris H. Hickerson, Surveyor, on June 30, 1951, the beginning point of said tract being located as follows:

Beginning at a point in the east line of the property conveyed to John C. Johnson by deed from Dave Gifford and wife, of record in Book 1272, page 565, Register's Office for said County, in the west line of tract conveyed to Edward F. Dunn and wife, by deed from H. C. Maddux and wife, of record in Book 1191, page 207, said Register's Office, said point being in an old wire fence, and being 116 feet North 1 deg. West from the center line of Knight Road, as now located; thence North 81 deg. West 118.2 feet to a point in the north margin of Knight Road, and continuing with the north margin of Knight Road northwesterly and westerly along a curve 522 feet to a point, this being the point of BEGINNING OF THE TRACT HEREIN DESCRIBED; thence leaving Knight Road, North 04 deg. 30 min. 00 sec. East 1124.6 feet to a point; thence South 86 deg.30 min. 00 sec. West 100 feet to a point; thence South 04 deg. 30 min. 00 sec. West 1118.4 feet to a point in the northerly margin of Knight Drive (aka Knight Road); thence with the margin of same easterly 100 feet to the point of beginning.

Being the same property conveyed to Randy T. Richards and wife, Larae W. Richards by Deed of record in Book 11447, page 766, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3869 Knight Road, Whites Creek, TN 37187
(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 19th day of November 1999

Randy T. Richards

Randy T. Richards

Larae W. Richards

Larae W. Richards

FILED FOR RECORD
1999 NOV 24 AM 9:41
BILL BOYNTON REGISTER
DAVIDSON COUNTY, TN.

RECEIPT #
363.20
01CHECK

IDENTIF. & REFERENCE

MAIL ENV.

06660729

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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 Randy T. Richards and wife, Larae W. Richards

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 GOODLETTSVILLE Tennessee, this 19th day of November, 1998

Commission expires 9/23/00

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 _____.

My commission expires _____

_____
Notary Public

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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0660729

IDENTIFICATION REFERENCE

99 NOV 24 AM 9:41

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

CAMT	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

11/24/99 01 09:43 0001 4863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542497