PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 01/05/01 14:03 2pgs
Fees:11.00 Taxes:555.00
20010105-0001808

W & I Ref: (sk) Title No: 42078
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert A. Richmond Sarah A. Richmond 4911 Wyoming Avenue Nashville, TN 37209	Guaranty Trust 640 Broadmor Blvd, Suite 100 Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 103-03-192

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Buford Hatcher, Executor of Estate of Johnnie Wallace Hatcher,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. Richmond and spouse, Sarah A. Richmond,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a part of the E.A. Elam 5 acre Tract in West Nashville and described as follows: Beginning at a point in the southerly margin of Wyoming Avenue, formerly 6th Avenue, 420 feet easterly from the easterly margin of 51st Avenue, North, formerly 10th Street and running thence easterly with said Wyoming Avenue 50 feet; thence, southerly at right angles and parallel with 51st Avenue North, 150 feet to a point; thence westerly at right angles and parallel with Wyoming Avenue 50 feet; thence southerly at right angles and parallel with 51st Avenue North 150 feet to the point of beginning.

BEING the same property conveyed to Ezra Hatcher and wife, Johnnie Hatcher by deed from Elizabeth Thompson of record in Book 1126, page 337, said Register's Office. The said Ezra Hatcher and Johnnie Hatcher have since died, with Ezra Hatcher predeceasing Johnnie Hatcher. The Last Will and in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed John Bedford Hatcher as Executor with full power and authorized the sale of subject property. Letters Testamentary issued under docket number OOP1215.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to taxes for 2001 and subsequent years; Easement to the City of Nashville for sanitary sewers of record in Book 1712, page 281, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4911 Wyoming Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of December, 2000.

John Buford Hatcher, Executor of the Estate of Johnnie Wallace Hatcher

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **John Buford Hatcher**, to me known (or proved to me on the basis of satisfactory evidence), to be Executor of **The Estate of Johnnie Wallace Hatcher** the within named bargainor, an Estate, and acknowledged the execution of the foregoing instrument as such Executor for the purposes therein contained.

Witness my hand and official seal on Dec. 29, 2000.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00

Affiant

Sworn and subscribed before me on the 29th day of December, 2000.

Notary Public

My Commission Expires: _____