[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26b
Ruth V. Richards, etal	New Owners	Map 142-07-0-B
409 Moss Creek Court		Parcel 016.00CO
Nashville, TN 37221		11124

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **R. Kevin Proctor and wife, Marianne P. Proctor** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Ruth V. Richards, Jan Hipps, Lynn Wilson, and Julie Richard, as joint tenants with right of survivorship** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Revised Final Plan of Moss Creek Plantation, as of record in Book 6900, page 608, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to R. Kevin Proctor and wife, Marianne P. Procotr by Warranty Deed from Southwinds Development, Inc., of record in Book 8803, page 204, said Register's Office.

This is improved property commonly known as 409 Moss Creek Court, Nashville, Tennessee, 37221.

Davidson County DEEDWARR
Recvd: 06/12/02 10:20 3pgs
Fees:18.00 Taxes:614.20



20020612-0071488

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 6900, page 608, said Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in Book 6519, page 458, Book 6529, page 560, Book 7037, page 683 and Book 7470, page 130, said Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in instrument number of record in Book 7369, page 413, Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $166,000.00.

Ruth V. Richards
Affiant

Subscribed and sworn to before me this 7th day of June, 2002.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of June, 2002.

R. Kevin Proctor

Marianne P. Proctor

Marianne P. Proctor

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 **R. Kevin Proctor and wife, Marianne P. Proctor**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of **June,** 2002.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE