40-17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — ANDREW B. GIBSON — DAVIDSON COUNTY, TENN. — My Commission Expires July 26, 2003

Davidson County DEEDWARR
Recvd: 09/12/02 15:56 2pgs
Fees:13.00 Taxes:256.04
20020912-0111522

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis M. Harrison, Jr. (NAME)	Bankers Mortgage Company (NAME)	MAP 72-13
5927 Edmondson Pike (ADDRESS)	5200 Maryland Way Ste. 310 (ADDRESS)	PARCEL 141
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Van Richmond and wife, Mary Richmond

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis M. Harrison, Jr.

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 the northerly front 46 1/2 feet and 50 feet rear of Lot No. 116 on the Map of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Van Richmond and Mary Richmond by deed from William N. Kremis, unmarried, of record in Instrument No. 20010918-0100824, said Register's Office. The said Van Richmond and Van M. Richmond are one and the same person. The said Mary Richmond and Mary E. (Lynn) Richmond are**

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

*including, but not limited to those funds maintained from I.R.C. Section 1031 Tax Deferred Exchange

**one and the same person.

unimproved ( )
This is improved (X) property, known as 2421 Brasher Avenue, Nashville, TN 37206
(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 11th day of September, 2002

Van Richmond

Van Richmond

Mary Richmond

Mary Richmond by Van Richmond, Atty-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20020912-0111521, R.O.D.C., TN.

by Van Richmond
Atty in Fact

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 Van Richmond and wife, Mary Richmond

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 Nashville, Tennessee, this 11th day of September, 2002.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

ANDREW C. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 26, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public