Davidson County DEEDWARR
Recvd: 09/10/04 08:55 2pgs
Fees:13.00 Taxes:405.15

20040910-0109437

39-B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jordan and Kerlin Richter	New Owner Quite Mort.	Map 83-14-0
1903 Russell Street	PO Box 5224	Parcel 98
Nashville, TN 37206	Denver, CO 80217	12004 26B

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, **Judith L. Damon, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jordan Richter and wife, Kerlin Richter,** (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. 81, in the Priest Home Place , the plan of which is of record in Book 161, page 102, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts fifty feet on the north side of Russell Street (formerly Ruth Street) and runs back northerly between parallel lines 160 feet, more or less, to an alley, and is more particularly describes as follows:

Beginning at a point on the north side of Ruth Street fifty feet east of 19th Street; thence at right angles northerly, along a line parallel with 19th Street, 160 feet, more or less, to a point on the southerly margin of an alley in the rear; thence easterly along the southern margin of said alley, fifty feet to a point; thence at right angles, southerly, 160 feet, more or less, to Ruth Street; thence westerly along the northern margin of Ruth Street fifty feet to the point of beginning.

Being the same property conveyed to Judith L. Damon, from Secretary of Housing by Deed of record in Book 7953, page 961, Register's Office Davidson County, Tennessee.
This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Any and all matters shown on the plan of Priest Home Place, of record in Book 161, page 102, Register's Office.

This is improved property commonly known as 1903 Russell Street, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is [redacted]. $109,500.00

Affiant

Subscribed and sworn to before me this 21 **day of August, 2004.**

JOLETTA F. NORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-25-06

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

And Grantor does further covenant and bind herself, her 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 Grantor has caused this Deed to be executed this 27th day of August, 2004.

Judith L. Damon

Judith L. Damon

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 **Judith L. Damon**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-24-2005