| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Don & Judy Rich<br>5704 Mt. View Road<br>Antioch, TN 37013 | 164-00-207 | Same |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten and NO/100 DOLLARS ($____) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MICHAEL D. BRENT, as Trustee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to DON RICH and JUDY RICH, (together the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

LAND LOCATED IN THE 29TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY BEING THE SAME PROPERTY CONVEYED TO MICHAEL D. BRENT, TRUSTEE, FROM THOMAS C. SCOTT, TRUSTEE, AS OF RECORD IN DEED BOOK 9531, PAGE 515 OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:

STARTING AT A POINT BEING AN IRON ROD IN THE EASTERLY RIGHT OF WAY MARGIN OF MOUNTAIN VIEW ROAD, SAID POINT BEING A COMMON CORNER BETWEEN THE PROPERTY CONVEYED TO LUTHER A. HILL, ET AL. OF RECORD IN DEED BOOK 8391 PAGE 861 AND THE PROPERTY CONVEYED TO LUTHER A. AND NANCY HILL AS OF RECORD IN DEED BOOK 4657, PAGE 548 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THENCE CONTINUING WITH THE EASTERLY RIGHT OF WAY MARGIN OF MOUNTAIN VIEW ROAD IN A NORTHERLY DIRECTION ALONG A CURVE OF RADIUS 921.93 FEET. A DISTANCE OF 94.88 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN OF MOUNTAIN VIEW ROAD ALONG SAID 921.93 FOOT RADIUS A DISTANCE OF 109.93 FEET TO A POINT, THENCE ALONG A LINE S 53D25'13" E A DISTANCE OF 191.59 FEET TO A POINT IN A FUTURE ROADWAY RIGHT OF WAY MARGIN, THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTHERLY ALONG A CURVE WITH A RADIUS OF 200.0 FEET A DISTANCE OF 8.77 FEET TO A POINT, THENCE ALONG A LINE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 55,000

Trustee
Affiant

Subscribed and sworn to before me this 11 day of March, 1997.

Notary Public
My Commission Expires: 9-22-2000

NOTARY PUBLIC AT LARGE

0404928.01
999999-014 03/04/97

S 83D54'50" W A DISTANCE OF 511.11 FEET TO A POINT, THENCE ALONG A LINE IN 53D25'13" W A DISTANCE OF 100.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,469 SQUARE FEET OR 0.3781 ACRES MORE OR LESS.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the year 1997, which Grantee shall pay.
2. Restrictive covenants, conditions and easements of record in Book 9531 page 515, Register's Office of Davidson County, Tennessee.

This is improved property, known as 5704 Mt. View Road, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11 day of March, 1997.

MICHAEL D. BRENT, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael D. Brent, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he as Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11 day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 9-22-2000

0282000
IDENTIF. ↑ REFERENCE

97 MAR 12 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

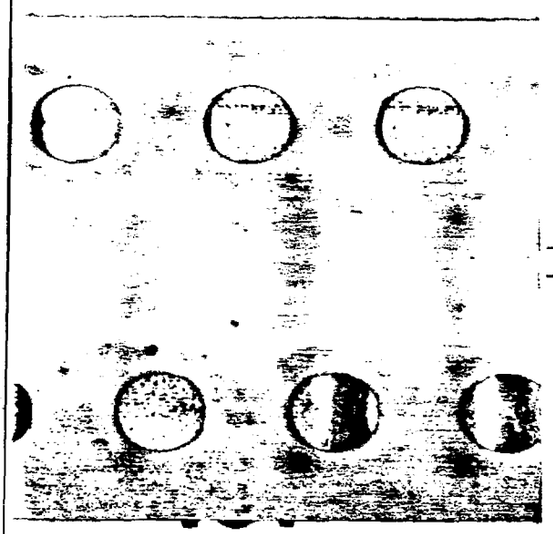
0404928.0
999999-01 03/04/97

PICK-UP

03/12 0101 01C46H 212-50







**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10377 PG 859

| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 55000.00 |
| | | | | CON TX 203.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 212.50 |
| | | | | CASH 212.50 |
| | | | 03/12/97 01 | 12:59 0001 5994 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282000
IDENTIF. ↑ REFERENCE

97 MAR 12 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1126354