6

This Instrument Prepared By:
**Broker's Escrow Services, Inc.**
**211 Donelson Pike, Suite 2**
**Nashville, Tennessee 37214**

BOOK 10789 PG 62

ADDRESS NEW OWNER:
**RICHARDSON CONSTRUCTION, INC.**
4538 EAST DIVISION
MT. JULIET, TN 37122

SEND TAX BILL TO:
**To New Owner**

MAP **75-12**
PARCEL **17**

MORTGAGEE:
**None**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES PATRICK BARRETT, having a one-half (½) undivided interest, and TONI DELORES PHILLIPS, having a one-half (½) undivided interest,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, do transfer and convey unto **RICHARDSON CONSTRUCTION, INC.**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

1743 02/10 0101 03CHECK 87.00

Land in Davidson County, Tennessee, being Lot No. 228 on the Plat of Highlands of Tulip Grove of record in Plat Book 4675, Page 140, Register's Office for said County.

Said Lot No. 228 fronts 81.00 feet on the Westerly margin of Belgium Drive and extends back 146.85 feet on the Southerly line and 173.78 feet on the Northerly line, to a line on the rear on which it measures 89.20 feet.

Being the same property conveyed to Donald W. Barrett and wife, Margie Barrett of record in Book 5530, Page 945, Register's Office for Davidson County, Tennessee. Margie Barrett having predeceased Donald W. Barrett, leaving him the sole owner as tenant by the entireties. Donald W. Barrett having since died testate, his estate being administered in the Probate Court of Davidson County, Tennessee, Probate No. (97P1321) and his Will devising a ½ interest to James Patrick Barrett, and devising a ½ interest to Toni Delores Phillips. An Affidavit of Inheritance is of record in Book 10766, Page 201, Register's Office for said County.

This is unimproved property known as 609 Belgium Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants for Highlands of Tulip Grove of record in Book 4793, Page 157; Book 4849, Page 767; Book 5020, Page 58; Book 5028, Page 357 and Book 6017, Page 179, Register's Office for Davidson County, Tennessee.

2. A survey done by John Kohl & Company, P. C. dated December 22, 1997, shows an encroachment of the neighbor's rock wall and concrete drive from Lot No. 229 onto the subject property.

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, its successors and assigns, forever; and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of January, 1998.

James Patrick Barrett
JAMES PATRICK BARRETT, Grantor

STATE OF TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JAMES PATRICK BARRETT, Grantor**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of January, 1998.

Evelyn Dugosh Evans
NOTARY PUBLIC

My Commission Expires: 8/14/01

EVELYN DUGOSH EVANS
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-14-2001

IDENTIFICATION
03991771

98 FEB 10 AM 8:54

ELLIA REGISTER
DAVIDSON COUNTY, TN.

Toni DeLores Phillips
TONI DELORES PHILLIPS, Grantor

STATE OF ARKANSAS
COUNTY OF GARLAND

BOOK 10789 PG 64

Personally appeared before me, the undersigned Notary Public in and for said County and State, **TONI DELORES PHILLIPS, Grantor**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 1998.

MELINDA K. KLEIN NOTARY PUBLIC GARLAND COUNTY, AR

Melinda Klein
NOTARY PUBLIC

My Commission Expires: 3-24-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $20,000.00

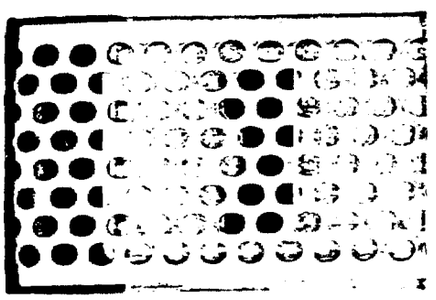
Charlotte L. Rhodes
AFFIANT

Subscribed and sworn to before me on this 14th day of January, 1998.

Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2-3-2001



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

RECEIVED OF _____

FOR _____

BOOK 10789 PG 65

| | | |
|---|---|---|
| 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 | 20000.00 |
| CON TX | 74.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 87.00 |
| CHECK | 87.00 |

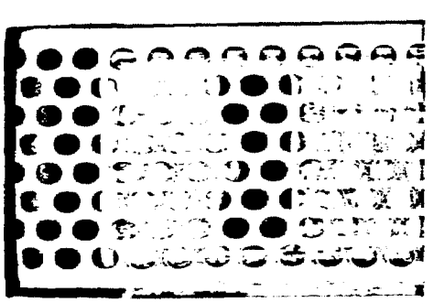
02/10/98 01 03:57 0001 1743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0399171
IDENTIF. & REFERENCE

98 FEB 10 AM 8:54

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.



No. 1252279