Dot Dowlen, Register
Cheatham County Tennessee
Rec #: 52610 Instrument 0372
Rec'd: 12.00 Bk: R Pg 16
State: 277.50 Recorded
Clerk: 1.00 9/16/1998 at 11:30 am
EDP: 1.00 in Deed Book
Total: 291.50
451 Pg 815

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **September, 1998** between ELNER N. RICHARDSON, JR., A MARRIED MAN, and EVA CAROL RICHARDSON, HIS WIFE, GRANTORs, and JAMES WRIGHT PROCTOR and CHRISTIE PROCTOR, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, ELNER N. RICHARDSON, JR., A MARRIED MAN, and EVA CAROL RICHARDSON, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JAMES WRIGHT PROCTOR and CHRISTIE PROCTOR, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4332 BULL RUN ROAD, ASHLAND CITY, TN 37015.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

EVA CAROL RICHARDSON, wife of ELNER N. RICHARDSON, JR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
ELNER N. RICHARDSON, JR. Signature of Seller

Eva Carol Richardson
EVA CAROL RICHARDSON

5400 11/10 0101 03CHECK 14.00

98 NOV 10 PM 1:58
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

0511037

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELNER N. RICHARDSON, JR. and HIS WIFE, EVA CAROL RICHARDSON,** the within named bargainors, 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, at office, this **10th** day of **September, 1998.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-28-2000

Name and Address of Property Owner:

JAMES WRIGHT PROCTOR and CHRISTIE PROCTOR, HUSBAND AND WIFE and
4332 Bull Run Rd
Ashland City, Tn 37015

Property Address:

4332 BULL RUN ROAD
ASHLAND CITY, TN 37015

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 55, PARCEL 82 THOMAS E. STEWART

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James Proctor
Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **September, 1998.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5-28-2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A tract of land lying and being in the 13th Civil District of Davidson County, Tennessee, more particularly described as per the Survey of Frank V. Neeley, Registered Surveyor No. 1493, dated 01-1997, as follows:

Beginning at an iron pin in the northerly margin of Bull Run Road; thence, with the northerly margin of Bull Run Road South 65 deg. 15' 06" West, 170.91 feet to an iron pin; thence, along a curve to the left with a central angle of 3 deg. 31' 51", and a radius of 3,183.71 feet, a distance of 196.19 feet to an iron pin; thence, leaving said northerly margin of Bull Run Road, North 20 deg. 06' 52" West, 414.50 feet to an iron pipe; thence, North 3 deg. 00' 00" East, 1,206.56 feet to an iron pin; thence, South 15 deg. 13' 17" East, 1,230.71 feet to an iron pin; thence, South 19 deg. 22' 25" East, 262.31 feet to the point of beginning, containing 355,698 square feet (8.17 acres), more or less.

BEING a portion of the same property conveyed to E.N. RICHARDSON, AND WIFE, CLARA RICHARDSON, by Deeds of record in Book 2291, Page 225, Book 2448, page 217, and Book 2996, page 581, Register's Office for DAVIDSON County, Tennessee. The said E.N. Richardson being the same person as Elner N. Richardson and Elner N. Richardson, Sr. Clara Richardson died and by operation of law, the property vested in her surviving spouse, Elner N. Richardson. Elner N. Richardson married Hazel Jean Whitley Richardson on October 4, 1996. The said Elner N. Richardson and Hazel Jean Whitley Richardson divorced in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 96-3293, on July 18, 1997. Pursuant to the Final Decree of Divorce, any and all rights, title and interest the said Hazel Jean Whitley Richardson possessed in the aforesaid real property was divested from her and vested in the said Elner N. Richardson by Quitclaim Deed of record in Book 10692, page 729, said Register's Office. Elner N. Richardson, Sr. died, unmarried, on 3-16-98, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 98P-682, to Will Book 330, page 222, the property vested solely in his son, Elner N. Richardson, Jr., the Grantor herein.

EXHIBIT 'B'

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 55, PARCEL 82).

2. Unrecorded easements for roads and utilities, if any.

3. Right-of-way for Bull Run Road.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED