Instr:200004250040884 Page: 1 OF 3
REC'D FOR REC 04/25/2000 12:18:13PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $592.00

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File: Box 9B
First Title & Escrow Co., Inc.
FTEC File No. 17145

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Rebecca L Buntley
Affiant

Subscribed and sworn to before me, this 24th day of April, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rebecca L. Buntley 5513 Seesaw Road Nashville, Tennessee 37211	Franklin Financial Mortgage, Inc. 206 East Main Street Franklin, Tennessee 37064	MAP 172-12-A PAR 82.00 CO FB 06D 77674

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DONNA L. RICHARDSON, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to REBECCA L. BUNTLEY, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5513 Seesaw Road, Nashville, Tennessee 37211.

William H. Richardson, the spouse of Donna L. Richardson, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said Donna L. Richardson.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2000.

Donna L. Richardson
DONNA L. RICHARDSON

William H. Richardson by Donna L. Richardson Attorney-in-Fact
WILLIAM H. RICHARDSON, BY: DONNA L. RICHARDSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DONNA L. RICHARDSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of April, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA L. RICHARDSON with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said WILLIAM H. RICHARDSON and is authorized by the said WILLIAM H. RICHARDSON to execute this instrument on HIS behalf.

Witness my hand, at Office, this 24th day of April, 2000.

Notary Public

My Commission Expires:

GEORGE E. MUSTER JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires SEPT 23 2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Bradford Hills, Section Five, as of record in Plat Book 7900, page 6, amended in Book 7900, pages 287 and 288, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donna L. Richardson by deed from Lawrence D. Schatz and wife, Virginia M. Schatz of record in Book 9470, page 493, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8069, page 170, and Book 8372, page 901; (3) By-Laws of record in Book 8071, page 531; (4) Dedication of common area of record in Book 9779, page 672; (5) Charter of record in Book 8071, page 520; (6) Easements of record in Book 8377, page 769, Book 8377, page 808 and Book 8614, page 870; and (7) All matters appearing on the Plan of record in Plat Book 7900, page 6, amended in Book 7900, pages 287 and 288, said Register's Office.