Davidson County DEEDWARR
Recvd: 09/15/00 15:37 2pgs
Fees:11.00 Taxes:481.00
20000915-0092082

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES: June 4, 2002.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Liberty Escrow, Inc., 504 Autumn Springs Court, Suite 8, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vickie L. Puryear | | **103-10-0-085.00** |
| (NAME) | (NAME) | |
| 807 Neartop Drive | SAME AS ADDRESSEE | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ROBERT EDWARD RICHARDS*, MARRIED AND BESSIE B. RICHARDS**, UNMARRIED**

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**VICKIE L. PURYEAR, SINGLE**

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 80 on the Plan of Brookside Court, Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 75 feet on the westerly side of Neartop Drive and runs back 146.5 feet on the northerly side and 192.7 feet on the southerly side to a dead line in the rear measuring 88.4 feet thereon.

Being the same property conveyed to Lyle Richards and wife, Bessie B. Richards by deed from John U. Wilson and wife, Louise Wilson, dated November 26, 1952 and filed for record in Book 2104, page 56, Register's Office for Davidson County, Tennessee. Said parties divorced, thereby making them tenants in common. The said Lyle Richards is now deceased and by Last Will & Testament dated March 1, 1999, he devised his ½ undivided interest in said property to Robert Edward Richards.

The property described herein is conveyed subject to any and all matters as shown on the plan of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

*Robert Edward Richards is also known as Bob Richards.
**Robert Edward Richards has been appointed as Power of Attorney for Bessie B. Richards by instrument being simultaneously recorded herewith, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 807 Neartop Drive, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of August, 2000.

Robert Edward Richards

Bessie B. Richards by Robert Richards Attorney in Fact

Bessie B. Richards

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Joseph K. Gregory, a Notary Public in and for said County and State, the within named Robert Edward Richards, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin , Tennessee this 30th day of August, 2000

Commission expires: June 4, 2002

Joseph K. Gregory Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

* individually and as Attorney in Fact for Bessie B. Richards under duly recorded Power of Attorney