63

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 120,000

Angie Denson
Affiant

Subscribed and sworn to before me, this 21st day of September, 2000.

G.B. VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires July 26, 2003

My commission expires:

G.B. VAN DER HEYDEN
Notary Public

Davidson County DEEDWARR
Recvd: 09/26/00 13:17 2pgs
Fees:11.00 Taxes:444.00
20000926-0095367

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Transcontinental Title Company, 2630 Elm Hill Pike, Ste, 100, Nashville, TN 37214
5019 MARCHANT DRIVE NASHVILLE, TN 37211	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 147-09-0/027.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

LARRY L. PADGETT

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RANDY RICHARDS AND LARAE RICHARDS, **husband and wife**

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 67 ON THE PLAN OF CRIEVEWOOD, AS OF RECORD IN BOOK 2331, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 67 FRONTS 130 FEET ON THE WESTERLY SIDE OF MARCHANT DRIVE AND EXTENDS BACK 215.7 FEET ON THE SOUTHERLY LINE AND 223.7 FEET ON THE NORTHERLY LINE TO A DEAD LINE, MEASURING 130.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LARRY L. PADGETT BY QUIT CLAIM DEED FROM LENORA B. PADGETT DATED APRIL 10, 1992 AND RECORDED IN BOOK 8652, PAGE 194, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 5019 MARCHANT DRIVE, NASHVILLE, TN 37211

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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

WITNESS my hand this 21st day of September, 2000.

Larry L Pudgett Lenora B Pudgett

State of Tennessee
County of Davidson

On this 21st day of September, 2000, before me personally appeared Larry L Pudgett and Lenora B Pudgett to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be the free act and deed.

Witness my hand and official seal,
My Commission expires:

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.