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. 17622**	STATE OF TENNESSEE: COUNTY OF Davidson: The actual consideration or value, whichever is greater, for this transfer is: ~~$1~~650,000.00 Janet R. Richardson Affiant Subscribed and sworn to before me, this 13th day of December, 2000. Notary Public My Commission Expires: My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MICHAEL RICHARDSON AND JANET RICHARDSON 5541 South Stanford Drive Nashville, Tennessee 37215	NEW OWNER	MAP 131-13 PAR 6 FB FH12185

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, SHARON BENNETT, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL RICHARDSON AND JANET RICHARDSON, THEIR HEIRS AND ASSIGNS, EACH A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5541 South Stanford Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their 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 13th day of December, 2000.

Sharon Bennett
SHARON BENNETT, UNMARRIED

Davidson County DEEDWARR
Recvd: 12/13/00 14:59 2pgs
Fees:11.00 Taxes:6105.00
20001213-0122753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 13th day of December, 2000.

My Commission Expires: _____ Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 375 feet of Lot 29 on the Plan of Revised Plan of Westwood, as of record in Plat Book 974, page 14, Register's Office for said County, described as follows:

Said part of Lot 29 fronts 200 feet on the northerly side of Stanford Drive and runs back between parallel lines 375 feet to a dead line.

Being part of the same property conveyed to Martin P. Bennett and wife, Sharon Bennett by deed from Mary Coble Follin, unmarried of record in Book 9198, Page 368, Register's Office for Davidson County, Tennessee. Martin P. Bennett and Sharon Bennett have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 99D-2465, dated 10/26/99. Martin P. Bennett has conveyed his interest in said property to Sharon Bennett by Quitclaim Deed in Book 11719, page 745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 974, page 14, said Register's Office.