This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
[illegible]
Brentwood, TN [illegible]

ADDRESS NEW OWNER:
Randy T. Richards
4015 Fairview Dr.
Nashville TN 37218

SEND TAX BILL TO:
Owner

MORTGAGEE:
The Community Bank
4205 Hillsboro Rd., Suite 101
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/30/01 09:56 3pgs
Fees:15.00 Taxes:61.42
20010430-0042999

MAP **69-3**
GROUP
PARCEL **26.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Eric Creekmur, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Randy T. Richards and wife, LaRae W. Richards**, 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:

See attached Exhibit "A"

Being the same property conveyed to John Eric Creekmur, unmarried by deed from Tonya R. Creekmur, unmarried of record in Book 9977, page 689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 4015 Fairview Dr., Nashville, Tennessee 37218.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hand this the 16th day of April, 2001.

John Eric Creekmur

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Eric Creekmur, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of April, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $16,600.00.

Lakae W. Richards
AFFIANT

Subscribed and sworn to before me on this 16th day of April, 2001.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

Exhibit "A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "GG" on the Revised Plan of Fairview Subdivision, of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 28 of Block "GG" on the Revised Plan of Fairview Subdivision, of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Beginning on the northerly line of Lot No. 28 at the corner of Lots Nos. 6 and 7; thence, with the line between said Lots Nos. 7 and 28, westwardly 50 feet to the corner of Lots Nos. 7 and 8; thence southwardly and parallel with the westerly line of said Lot No. 28, 88 feet to a point 12 feet north of the southerly line of said Lot No. 28; thence, eastwardly and parallel with the line between Lots Nos. 27 and 28, 50 feet; thence northwardly 88 feet to the beginning.