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. 18317

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $987,500.00.

James Edward Richards III
Affiant

Subscribed and sworn to before me, this 1st day of OCTOBER, 2001.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. And Mrs. Duane J. Tabor 10 Castlewood Court Nashville, TN 37215	SAME	MAP 144-08-B PAR 10.00 CO FB FH 25799

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, JAMES EDWARD RICHARDS, III AND WIFE, DONNA KAY RICHARDS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DUANE J. TABOR AND WIFE, LINDA N. TABOR ("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 10 Castlewood Court, Nashville, Tennessee 37215.

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 1st day of OCTOBER, 2001.

James Edward Richards III
JAMES EDWARD RICHARDS, III

Donna Kay Richards
DONNA KAY RICHARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES EDWARD RICHARDS, III AND WIFE, DONNA KAY RICHARDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of OCTOBER, 2001.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 10/02/01 11:41 2pgs
Fees:13.00 Taxes:3653.75

20011002-0106286

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revision of Castlewood, as of record in Plat Book 6900, page 133, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Edward Richards, III and spouse, Donna Kay Richards by deed from John S. O'Dell and spouse, Valerie H. Odell of record in Book 10873, page 948, said Register's Office. James Edward Richards, III and Donna Kay Richards created a tenancy in common by the quitclaim deed appearing as Instrument No. 200003280031017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6483, page 391 amended in Book 8165, page 130; (3) Charter of record in Book 6658, page 656; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 133, said Register's Office.