THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Return To.
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Paul F. Richey, et ux 6062 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 12 Parcel 96

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BOBBY O. STILLWELL and wife, SUE A. STILLWELL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto PAUL F. RICHEY and wife, DEBORAH W. RICHEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 6 according to a survey by Ray G. Cole, Surveyor License No. 924, dated March 13, 1985 as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike which is the southwest corner of this tract and is 1048.86 feet, more or less, easterly of the southeast corner of the H.V. Hitt property as of record in Book 1560, page 145, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Lickton Pike North 22 deg. 6' 32" West 969.04 feet to an iron pin; thence South 74 deg. 21' 53" West 390 feet to an iron pin; thence North 21 deg. 29' 58" West 959.09 feet to an iron pin; thence South 83 deg. 9' 26" East 417.49 feet to an iron pin by corner post; thence along a fence South 79 deg. 47' 34" East 277.26 feet to an iron pin by corner post; thence South 11 deg. 25' 35" East 231.27 feet to a fence post; thence South 15 deg. 18' 35" East 112.25 feet to a large hackberry tree; thence South 26 deg. 49' 48" East 83.22 feet to a large hackberry tree; thence South 41 deg. 47' 3" East 222.60 feet to a 6-inch hackberry tree; thence South 55 deg. 19' 20" East 64.21 feet to an iron pin; thence leaving the fence line South 74 deg. 21' 53" West 154.60 feet to an iron pin; thence South 22 deg. 6' 32" East 980.34 feet to an iron pin in the northerly margin of Lickton Pike; thence along the northerly margin of Lickton Pike, South 79 deg. 15' 21" East 131.75 feet to the point of beginning, containing 14.009 acres, more or less.

BEING the same property conveyed to Bobby O. Stillwell and wife, Sue A. Stillwell, by deed from Leo C. Greer, Sr., of record in Book 9555, page 501, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 6370 Lickton Pike, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

Davidson County DEEDWARR
Recvd: 10/29/01 13:04 2pgs
Fees:13.00 Taxes:1517.00
20011029-0117666

1. State and County Real Property Taxes for the taxable year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the Escrow Closing Attorney.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Bobby O. Stillwell
BOBBY O. STILLWELL

Sue A. Stillwell
SUE A. STILLWELL

"GRANTEES"

Paul F. Richey
PAUL F. RICHEY

Deborah W. Richey
DEBORAH W. RICHEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY O. STILLWELL and wife, SUE A. STILLWELL and PAUL F. RICHEY and wife, DEBORAH W. RICHEY, 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 the 23rd day of October, 2001.

NOTARY PUBLIC

My Commission Expires August 28, 2005

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
HOMER R. AYERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

x Paul F. Richey
Affiant

Sworn to and subscribed before me, this the 23rd day of October, 2001.

NOTARY PUBLIC

W. AARON FORTNER
NOTARY PUBLIC AT LARGE
MONTGOMERY COUNTY, TN