WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR
SUITE 150
BRENTWOOD, TN 37027
B-2435

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~March 10, 2003~~ 7/26/03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Richmond	1st Trust Bank for Savings	172-15A-60CO
(NAME)	(NAME)	
1120 Holt Hills Place	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERRY D. KILLENS JR. AND RHONDA KILLENS, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN A. RICHMOND AND CHRISTA A. RICHMOND, husband and wife,

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:

Land in Davidson County, TN, being Lot No. 72 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry D. Killens Jr., unmarried by deed from Yazdian Construction, Inc., a Tennessee corporation of record in Book 10565, Page 792, Register's Office for Davidson County, TN. Property being further conveyed to Rhonda Killens, an undivided interest, by quitclaim deed from Terry D. Killens, Jr. of record in Instrument Number 200003090024341, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Terry D. Killens and Terry D. Killens Jr. are one and the same person.

unimproved
This is improved ☒ property, known as 1120 Holt Hills Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this 5th day of December, 2001.

Terry D. Killens, by his attorney in fact Jay Chawan

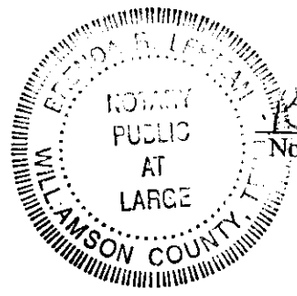
Rhonda Killens, by her attorney in fact Jay Chawan

Davidson County DEEDWARR
Recvd: 12/19/01 15:35 2pgs
Fees:13.00 Taxes:665.63

20011219-0140298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jay Chawan, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Terry D. Killens, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Terry D. Killens, WITNESS my hand and Notarial Seal this 5th day of December, 2001.

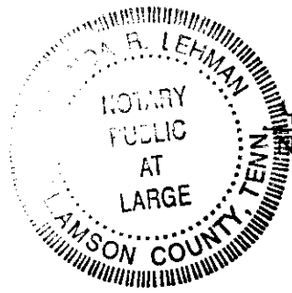


Brenda R Lehman
Notary Public

My Commission Expires: 3/10/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jay Chawan, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Rhonda Killens, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Rhonda Killens WITNESS my hand and Notarial Seal this 5th day of December, 2001.



Brenda R Lehman
Notary Public

My Commission Expires: 3/10/2003