Address New Owner(s) as Follows	Send Tax Bills To	Map-Parcel Numbers
Richard E. Draper and wife, Joyce B. Draper	Same	082-08-0 252.00
2005 12th Avenue, North Nashville, TN 37208		

WARRANTY DEED

For and in consideration of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we,

Richland Builders of Tennessee, LLC

have bargained and sold, and by these presents do transfer and convey unto the said **Richard E. Draper and wife, Joyce B. Draper** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND situated in Davidson County, Tennessee described as follows, to wit:

THE northerly 40 feet of Lot No. 3 and the southerly 5 feet of Lot No. 4 in Ira Cran Dall's Plan of Lots, as of record in Book 17, Page 297, Register's Office for Davidson County, TN, to which record reference is here made for particular description. Said northerly part of Lot No. 3 and the southerly part of Lot No. 4 front together 45 feet on the West side of 12th Avenue, North, formerly Sangster Street, and run back west between parallel lines 130 feet, more or less, to an alley.

BEING the same property conveyed to Richland Builders of Tennessee, LLC by deed from Robert Gregg Pool of record in Instrument No. 20000920-0093581, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Davidson County DEEDWARR
Recvd: 02/14/02 10:59 2pgs
Fees:13.00 Taxes:305.25

20020214-0019612

Unimproved ( )
This is Improved (X) property, known as 2005 (House Number) 12th Avenue, North (Street)
Nashville, Tennessee (City or Town) 37208 (Zip Code)

To have an 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.

Whenever 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 our hands this 31 day of Jan, 2002.

R. Gregg Poole, Member

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Gregg Poole the bargainor (s), 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 and official seal at Davidson County, this 31st day of January, 20 02.

My commission expires Oct 24 2005 Notary Public Melynda C. Bowers

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. Gregg Poole and xxxxxxxxxxxxxxxxxxx respectively of Richland Builders of Tennessee, LLC, the within named bargainor(s), a corporation, and that R. Gregg Poole as such Member and xxxxxxxxxxxxxxxxxxxxxxxxx, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said R. Gregg Poole as Member and attesting the same by the said xxxxxxxxxxxxxxx as xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx.

Witness my hand and seal, at office in , this day of , 20 02.

Commission expires Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 82,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me

this 31st day of January, 20 02.

My commission expires Oct 24, 2005 Notary Public Melynda C. Bowers

This instrument was prepared by:

QuickSearch, Inc.

P.O. Box 877

Goodlettsville, TN 37072-0877

(Prepared solely by information provided by the parties. No title search has been conducted.)