ADDRESS NEW OWNER

SEND TAX BILLS TO:
Deborah Richardson
5114 Rawlings Rd.
Joelton, TN 37080

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Davidson County DEEDWARR
Recvd: 03/22/02 09:05 2pgs
Fees:13.00 Taxes:388.50
20020322-0035198

Map 021-00-0
Parcel 085.00

THIS DEED OF CONVEYANCE, executed and delivered by **JENNIFER L. RYAN**, joined by husband **BEN RYAN**, hereinafter called the Grantors, to **DEBORAH RICHARDSON**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING Part of Lot No. 17 on the Eberle Plot of the Garrett Lands, not of record, described as follows: Beginning at a point on Bernard Road, 99 feet east of the west point of property owned by Ernest and Evelyn Brinkley; thence running in a easterly direction along the norther margin of Bernard Road 64 feet to a point on the northerly margin of Bernard Road; thence northwardly between parallel lines 175 feet in a dead line, and being the same property as that conveyed Jennifer L. Ryan by deed from Jimmy W. Randall and wife Sheila R. Randall of record in Book 11491, page 208, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 14th day of March, 2002.

Jennifer L. Ryan
JENNIFER L. RYAN

Ben Ryan
BEN RYAN

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer L. Ryan and husband Ben Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 14th day of March, 2002.

GARY L. DILLIHA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES 9-27-05

NOTARY PUBLIC

My Commission Expires: 9-27-05

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $105,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Deborah L. Richards
AFFIANT

SUBSCRIBED and SWORN to before me this the 14th day of March, 2002.

NOTARY PUBLIC/Register

My Commission Expires:
C:\WPDOCS\TITLE\deborahrichardson.wpd

GARY L. DILLIHA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES 9-27-05