WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/02 15:10 2pgs
Fees:13.00 Taxes:407.00

20020429-0052382

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

xNedra A Vance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF Apr. 2002

Notary Public

MY COMMISSION EXPIRES: July 16 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nedra A. Vance (NAME)	Columbia National, Inc. (NAME)	MAP 132-16
441 Lynn Drive (ADDRESS)	P.O.Box 3050 (ADDRESS)	PARCEL 31
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Randy T. Richards and Larae A. Willis Richards

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

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, Tennessee, being Lot No. 808 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Randy T. Richards and Larae A. Willis by deed from Lucille C. Tidwell, as Heir At Law of Edna Dickson Carothers, of record in Book 8341, page 818, said Register's Office. Randy T. Richards and Larae A. Willis have since married. Larae A. Willis is now known as Larae A. Willis Richards.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 66, said Register's Office; (c) restrictive covenants of record in Book 1788, page 108, Book 3400, page 226, Book 3435, page 357, Book 3502, page 555 and book 7571, page 581, said Register's Office; and (d) easements of record in Book 1133, page 610 and Book 1237, page 371, said Register's office.

unimproved ( )
This is improved (X) property, known as 441 Lynn Drive, Nashville, Tennessee 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 our hand s this _____ day of _____, _____

Randy T. Richards
Randy T. Richards

Larae A. Willis Richards
Larae A. Willis Richards

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 Randy T. Richards and Larae A. Willis Richards

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 Nashville, Tennessee, this LARGE day of April, 2002.

Commission expires _____

Notary Public

JOHN GREGORY HARDIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public