THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,400.00. Affiant Subscribed and sworn to before me, this 23rd day of MAY, 2002. Notary Public My Commission Expires: 11/29/03

First Title & Escrow Co., Inc.
FTEC File No. 19012

Davidson County DEEDWARR
Recvd: 05/24/02 14:39 2pgs
Fees:13.00 Taxes:963.48

20020524-0063680

WARRANTY DEED

Address New Owner: Mr. and Mrs. Ronald C. Richards 224 Harding Place Nashville, TN 37205	**Send Tax Bills To:** Countrywide Home Loans 1800 Tapo Canyon Simi Valley, CA 93063-6712	**Tax Information:** MAP 130-01 PAR 130.00 FB 07DZ 30368

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KREIG D. ROOF AND WIFE, ELIZABETH I. EVERS ROOF ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RONALD C. RICHARDS AND WIFE, AMY P. RICHARDS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 224 Harding Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of MAY, 2002.

KREIG D. ROOF

ELIZABETH I. EVERS ROOF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KREIG D. ROOF AND WIFE, ELIZABETH I. EVERS ROOF, 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 23rd day of MAY, 2002.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Bransford Realty Company's Belle Meade Golf Club Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kreig D. Roof and Elizabeth I. Evers, both unmarried, as Joint Tenants with Right of Survivorship by deed from Valorie Ward Cole and husband, James Curtis Cole of record in Book 9034, page 774, said Register's Office. The said Kreig D. Roof and Elizabeth I. Evers having since married.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easement of record in Book 8229, page 213; and (3) All matters appearing on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.