THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19021**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $472,000.00. Affiant Subscribed and sworn to before me this 21st day of JUNE, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Michael G. Richardson 70 Wyn Oak Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 104-14-G PAR 64.00 CO FB 07DA 92909

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, STEPHEN N. KITCHENS AND WIFE, MARTHA M. KITCHENS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL G. RICHARDSON AND WIFE, NANCY K. RICHARDSON ("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 70 Wyn Oak, 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 21st day of JUNE, 2002.

STEPHEN N. KITCHENS

MARTHA M. KITCHENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEPHEN N. KITCHENS AND MARTHA M. KITCHENS, 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 21st day of JUNE, 2002.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 06/24/02 15:20 2pgs
Fees:13.00 Taxes:1746.40

20020624-0075744

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Revised Final Plat For Whitworth Phase 01, as of record in Plat Book 7900, pages 140 through 144, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen N. Kitchens and wife, Martha M. Kitchens by deed from Renee M. Crown, and husband, Frederick S. Crown, Jr. appearing as Instrument No. 20010827-0092062, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 8026, page 305, Book 8047, page 243, Book 8282, page 45 and Book 9778, page 27; (3) Easements of record in Book 3467, page 204; Book 3573, page 442 and Book 7868, page 959; (4) Dedication of record in Book 9778, page 29; (5) Charter of record in Book 8090, page 691 and Book 8283, page 523; and (6) All matters appearing on the Plan of record in Plat Book 7900, pages 140 through 144, said Register's Office.