Return To:
First Title & Escrow Co., Inc
File Box 9B
#19262

RECORD ~~AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41152** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 444,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **29th DAY OF AUGUST, 2002.**

Notary Public

MY COMMISSION EXPIRES:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ALBERT W. RICHARDSON et ux	Franklin Financial Mortgage	**117-13-B-85**
112 Abbottsford Drive	110 3rd Avenue North	
Nashville, TN 37215	Franklin, TN 37064	

FOR AND IN 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 **I, LESLIE O. NEUMANN, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT W. RICHARDSON and wife, PAMELA S. RICHARDSON**

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. 112 on the Plan of Abbottsford, Phase One, a Planned Unit Development, of record in Plat Book 6250, Pages 419, 420 & 421; amended in Book 6607, page 519, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leslie O. Neumann by Quitclaim Deed from Charles W. Neumann, of record in Instrument Number 20020204-0015072, Register's Office for Davidson County, Tennessee and being the same property conveyed to Charles W. Neumann and wife, Leslie Neumann by deed from Julie Knight Haley and Robert Haley, of record in Book 7903, page 736, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **112 Abbottsford Drive, Nashville, Tennessee 37215**
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 MY HAND THIS 29th DAY OF AUGUST, 2002.

Davidson County DEEDWARR
Recvd: 08/30/02 15:26 2pgs
Fees:13.00 Taxes:1646.13

20020830-0105557

LESLIE O. NEUMANN

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 LESLIE O. NEUMANN, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29TH day of August, 2002.

NOTARY PUBLIC

My Commission Expires: _____

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV 29, 2003