Return after recording to John T. Cook, P.C. 2927 Berry Hill Drive, Nashville, TN 37204
Dav. Co. File Box 14-A
jtc file no. 15981-1

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31 day of March, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public
My Commission Expires: 4/10/05

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Anna N. Carpenter
4725 Danby Drive
Nashville, TN 37211

SEND TAX BILLS TO:
ABN AMRO MORTGAGE
4242 N. Harlem Avenue
Norridge, IL 60706

MAP-PARCEL NUMBERS:
147-01-0 095.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES P. RICHARDSON*, BURTON HUTCHINS, MARGARET RICHARDSON and ROBRET LEE RICHARDSON**, hereinafter referred to as Grantor(s), hereby transfers and conveys to **ANNA N. CARPENTER**, hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

SEE ATTACHED EXHIBIT "A" HEREBY INCORPORATED BY REFERENCE

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **4725 Danby Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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.

Davidson County DEEDWARR
Recvd: 04/04/03 08:58 5pgs
Fees:28.00 Taxes:508.75
20030404-0044814

***James P. Richardson and James R. Richardson are one and the same person.**
Margaret Richardson and Margaret F. Richardson are one and the same person. MR by HAD, atty-in-fact

****Jone M. Richardson, Donna G. Hutchins and Wanda June Richardson join in this Instrument, by agent or otherwise, to grant, transfer and/or convey any interest they may have in this real property by virtue of their marriages to James P. Richardson, Burton Hutchins and Robert Lee Richardson, respectively.**

Witness my hand this 31 day of March, 2003.

James P. Richardson
JAMES P. RICHARDSON*

Jone M. Richardson
JONE M. RICHARDSON**

Burton Hutchins by James P. Richardson atty-in-fact
BURTON HUTCHINS by JAMES P. RICHARDSON, atty-in-fact

Donna G. Hutchins by James P. Richardson atty-in-fact
DONNA G. HUTCHINS by JAMES P. RICHARDSON, atty-in-fact**

Margaret Richardson
MARGARET RICHARDSON by H. ANTHONY DUNCAN, atty-in-fact by H. Anthony Duncan atty-in-fact

Robert Lee Richardson
ROBERT LEE RICHARDSON

Wanda June Richardson
WANDA JUNE RICHARDSON**

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James P. Richardson**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of March, 2003.

Notary Public

My Commission Expires: 1/1/06

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON

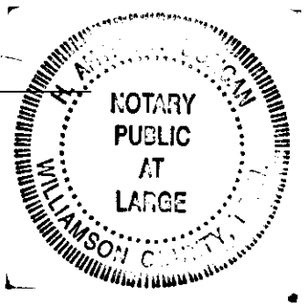
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jone M. Richardson**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of March, 2003.

Notary Public

My Commission Expires: 1/4/06



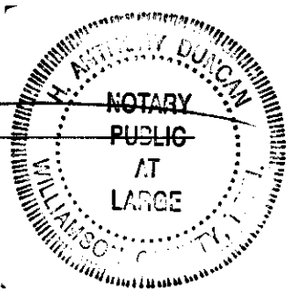
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James P. Richardson**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker. The maker being **Burton Hutchins**.

Witness my hand this 31 day of March, 2003.

Notary Public

My Commission Expires: 1/4/06



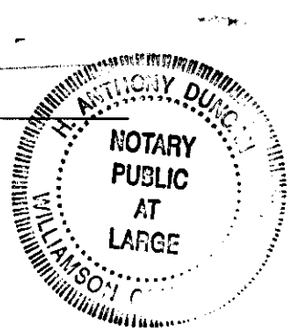
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James P. Richardson**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker. The maker being **Donna G. Hutchins**.

Witness my hand this 31 day of March, 2003.

Notary Public

My Commission Expires: 1/4/06



STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **H. Anthony Duncan**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker. The maker being **Margaret Richardson**.

Witness my hand this 31st day of March, 2003.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/10/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Lee Richardson**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of March, 2003.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/4/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Wanda June Richardson**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 31 day of March, 2003.

Notary Public

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/4/06

LEGAL DESCRIPTION/ EXHIBIT A

LAND in Davidson County, Tennessee, being Lot 339 on the Plan of Caldwell Hall, Section III, of record in Book 2900, Page 131, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of Danby Drive at the corner of Lot 338 and 339, thence with the line between said Lots, westerly 125 feet to a point; thence northerly 125 feet to the south margin of Lynn Drive; thence with the margin of Lynn Drive easterly 100 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the west margin of Danby Drive; thence with the margin of the same, southerly 100 feet to the point of beginning.

BEING the same property conveyed to Leonard B. Fullerton and wife, Sarah R. Fullerton by deed from Jack C. Boone and wife, Lucie W. Boone of record in Book 4312, Page 762, Register's Office for Davidson County, Tennessee. Also being the same property inherited by Margaret Richardson, Burton Hutchins, James P. Richardson a/k/a James R. Richardson and Robert Lee Richardson from Leonard B. Fullerton as evidenced by an Affidavit of Inheritance of Real Estate of record as Instrument No. 20021108-0138068, said Register's Office.

LEONARD B. FULLERTON died on August 10, 2001. SARA R. FULLERTON predeceased LEONARD B. FULLERTON, she died on March 25, 2001.

Amended and Restated Affidavit of Inheritance of Real Estate of record in Instrument No. 20030402-0043619, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Margaret F. Richardson pursuant to a Power of Attorney executed by same on the 24th day of March, 2003, of record in Instrument No. 20030402-0043616, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Burton Hutchins pursuant to a Power of Attorney executed by same on the 25th day of March, 2003, of record in Instrument No. 20030402-0043617, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Donna G. Hutchins pursant to a Power of Attorney executed by same on the 25th day of March, 2003, of record in Instrument No. 20030402-0043618, Register's Office for Davidson County, Tennessee.