SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of July, 2003.

Notary Public

My Commission Expires: 11 VV 05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/24/03 15:09 2pgs
Fees:13.00 Taxes:717.43
20030724-0103924

ADDRESS NEW OWNER(S) AS FOLLOWS:
John F. Richardson, Jr. and Katharine A. Richardson
712 East Colony Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
RMC Vanguard Mort. Corp.

MAP-PARCEL NUMBERS:
156-01-0-C-15

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John P. Fairless and wife, Sheila M. Fairless** hereinafter referred to as Grantors, hereby transfers and conveys to **John F. Richardson, Jr. and Katharine A. Richardson** hereinafter referred to as 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. 15 on the Plan of the Subdivision of East Colony at Riverbend of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John P. Fairless and wife, Sheila M. Fairless by deed from NVR Fox Ridge, Inc. of record in Book 10734, Page 786, Register's Office for Davidson, County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5354, Page 765, as amended in Book 5403, Page 5, and Book 7199, Page 119, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 712 East Colony Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** 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 **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 18th day of July, 2003.

John P Fairless

John P. Fairless

Sheila M. Fairless by John P. Fairless Attorney in fact

Sheila M. Fairless

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John P. Fairless, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2003.

Notary Public

My Commission Expires: 11-22-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named John P. Fariless, with whom I am personally acquainted and who proved himself to be the attorney in fact of Sheila M. Fairless and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2003.

Notary Public

My Commission Expires: 11-22-05

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