Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNERS

JOHN RICHARDSON and wife,
WANDA RICHARDSON
4154 Creek Trail Drive
Whites Creek, TN 37189

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

SEND TAX BILLS:
Wells Fargo Home Mortgage
4456 Corporation Lane
Virginia Beach, VA 23462

MAP PARCEL NUMBER:
41 - 5 - 5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WILLIAM O. BOSTICK and wife, THELMA R. BOSTICK, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JOHN RICHARDSON and wife, WANDA RICHARDSON, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Creek Trail Subdivision of record in Plat Book 7900, Page 261-262, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William O. Bostick and wife, Thelma R. Bostick by deed of record in Instrument No. 20030530-0073374, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4154 Creek Trail, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 03/05/04 15:36 2pgs
Fees:13.00 Taxes:869.50
20040305-0025768

Executed on this 26 day of February, 2004.

WILLIAM O. BOSTICK

THELMA R. BOSTICK

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WILLIAM O. BOSTICK and wife, THELMA R. BOSTICK, the within named bargainors 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 26 day of February, 2004.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $235,000.00.

AFFIANT

Subscribed to and sworn before me, this the 27 day of February, 2004.

NOTARY PUBLIC

My Commission Expires:

6-21-04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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