Box 58-B

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $126,000.00

Affiant

Subscribed and sworn to me on April 30, 2004.

NOTARY PUBLIC

My Commission Expires: July 24, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/05/04 11:54 2pgs
Fees:13.00 Taxes:466.20

20040505-0051318

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20044SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard L. Fulton 111 Rural Avenue Nashville, TN 37209	SAME	103-06-043.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John F. Riley and wife, Jamie H. Riley f/k/a Jamie E. House, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Richard L. Fulton, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24, on the Revised Plan of Richland Meadows, Section IV, as of record in Book 2330, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jamie E. House, by Warranty Deed from Elizabeth M. Haney, an unmarried person, of record as Instrument No. 20030408-0046537, Register's Office for Davidson County, Tennessee. The said Jamie E. House is now known as Jamie H. Riley.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All Matters shown on plan of record in Book 2330, page 95, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record in Book 2541, page 577, Register's Office for Davidson County, Tennessee.
5. Easement for construction and maintenance of sewer pipeline of record in Book 3278, page 261, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 111 Rural Avenue, Nashville, TN 37209.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple,

has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on April 30, 2004.

John F. Riley

John F. Riley

By: Jamie H. Riley, Attorney-In-Fact

Jamie H. Riley, Attorney-In-Fact

Jamie H. Riley

Jamie H. Riley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 30, 2004, before me personally appeared Jamie H. Riley to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 30, 2004.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
~~STATE OF~~ TENNESSEE

My Commission Expires:

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 Jamie H. Riley, 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 on behalf of John F. Riley, as his Attorney in Fact, as the free act and deed of the within named John F. Riley.

Witness my hand and official seal this 30th day of April 2004.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

My Commission Expires: