SSB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/04 13:53 2pgs
Fees:13.00 Taxes:995.30

20040616-0071266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Byron Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: 05/29/05

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Byron Dean	AmSouth	155-8-E-4CO
(NAME)	(NAME)	
1001 Tulip Way	2050 PARKWAY OFFICE CIRCLE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	BIRMINGHAM AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KATIA B. RICHARDSON AND M. RICARDO RICHARDSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BYRON DEAN AND CORNELIA DEAB, HUSBAND AND WIFE**, 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. 4 on the Plan of Rebusdivision of Bellevue Highlands, Phase 1 of record at Instrument No. 20010202-0010398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Katia B. Richardson and husband M. Ricardo Richardson by deed from The Jones Company of Tennessee of record in Instrument No. 20030519-0067862, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1001 Tulip Way, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of June, 2004.

Katia B. Richardson
Katia B. Richardson by Charles M. Kerr
By: Charles M. Kerr, Attorney-In-Fact

M. Ricardo Richardson
M. Ricardo Richardson by Charles M. Kerr
By: Charles M. Kerr, Attorney-In-Fact

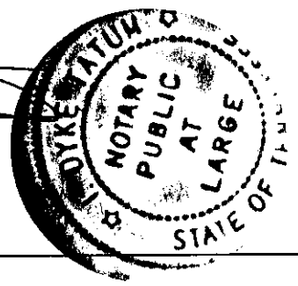
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles M. Kerr, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of M. Ricardo Richardson as Attorney-In-Fact, as the free act and deed of the within named M. Ricardo Richardson.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2004.

My Commission Expires: 5/29/05

Notary Public I. Dyke Tatum



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles M. Kerr, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Katia B. Richardson as Attorney-In-Fact, as the free act and deed of the within named Katia B. Richardson.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2004.

My Commission Expires: 5/29/05

Notary Public I. Dyke Tatum

