THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 E. Main Street, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/04/04 13:53 2pgs
Fees:13.00 Taxes:555.00



20040804-0093680

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Gregory F. Richardson 6210 Clarksville Pike Joelton, TN 37080	same	021-00-0 – 051.00

FOR AND IN 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 Equity Mortgage, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey to Gregory F. Richardson, unmarried, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, TN, and being Tract No. 5 as shown on the survey of the Division of the George E. Anderson Farm made by Stephen A. Draper, September 22, 1959, and further described as follows:

Beginning at the intersection of the centerline of Highway US 41 or Clarksville Pike and the centerline of Bernard Road; thence with the centerline of said Bernard Road South 87 deg. East 668.1 feet; thence North 3 deg, 30 min. West 1,061 feet; thence North 81 deg. West 475 feet; thence South 2 deg. 15 min. West 540 feet; thence South 64 deg. West 393 feet to the centerline of Highway US 41 or Clarksville Pike; thence with the centerline of the same Southeasterly 425 feet to the beginning, containing 15 acres, more or less.

Included within the above description but specifically excluded here from are two (2) certain tracts of land previously conveyed out of said tract: The first being a .91 acre tract conveyed to Jerry E. Gregory of record in Book 3098, Page 317, and an 11.33 acre tract conveyed to Woodlawn Memorial Park of Nashville, Inc., a Tennessee Corporation of record in Book 3531, Page 365. After conveying the two tracts there is left in said original tract 3.67 acres, more or less.

Being the same property conveyed to Equity Mortgage, Inc. by Trustee's Deed from William P. Jones, Trustee dated 6/15/04 and recorded on 7/14/04 in Instrument No. 20040714-0083692, Register's Office for Davidson County, Tennessee.

Title vested in William P. Jones, Trustee for Equity Mortgage, Inc. by foreclosed deed of trust from Mark Sullivan and Cameron Gower dated 9/19/02 and recorded on 9/25/02 in Instrument No. 200020925-0117087, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark Sullivan and Cameron Gower by deed dated 9/19/02 and recorded in Instrument No. 20020925-0117086, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6210 Clarksville Pike, Joelton, TN 37080

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(S), 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;

1. Sumner County Taxes for the year 2003 are being paid at closing.. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying its prorata part thereof to GRANTEE for the year 2004. Map 021-00-0 Parcel 051.00.

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. Whenever 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 30th day of July 2004.

Equity Mortgage, Inc.

BY: Dan Lewis

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dan Lewis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Equity Mortgage, Inc. a state corporation, the within named bargainor, and that he/she as such President of Equity Mortgage, Inc. _____, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such President of Equity Mortgage, Inc.

Witness my hand and official seal at office this 30th, day of July 2004.

My commission expires: 03/06/06

E. Keith Bell

NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 2004.

E. Keith Bell

NOTARY PUBLIC

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06