This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-574610**

Davidson County DEEDWARR
Recvd: 08/12/04 08:13 3pgs
Fees:18.00 Taxes:388.50
20040812-0097267

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourth day of August, 2004**, by and between **John S. Deaderick and Emily Deaderick, husband and wife**, parties of the first part, and **J. Marshall Richardson and Adrienne Stevener**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 108, PLAN OF ROSEWOOD HEIGHTS, SECTION III, as shown on plat of record in Plat Book 2133, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marie E. Puckett and Douglas E. Snyder, as Devisees under the Last Will and Testament of Hazel Elizabeth Jackson, deceased to John S. Deaderick, an unmarried man, by deed dated January 31, 2001 and recorded February 1, 2001 in Instrument Number 20010201-0010001, Register's Office of Davidson County, Tennessee. John S. Deaderick has since become a married man.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **083-08-0 080.00**
X Improved OR
Unimproved property located at: **1006 Potter Lane, Nashville, Tennessee 37206**

Emily Deaderick joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **Emily Deaderick** may have in the above captioned property by virtue of **her** marriage to **John S. Deaderick**, but the said **Emily Deaderick** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

John S. Deaderick

Emily Deaderick

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John S. Deaderick and Emily Deaderick, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Fourth day of August, 2004.**

JOY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-10-07

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Owner's Name: **J. Marshall Richardson**

and Address: **1006 Potter Lane**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bank of America, its successors and/or assigns as their interests may appear

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$105,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fourth day of August, 2004.**

Notary Public

My Commission Expires: 3-10-07

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.