WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/04 16:18 3pgs
Fees:18.00 Taxes:699.30

20040826-0103627

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE AMOUNT OF CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

DANIEL L. WISCARHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Hall (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 007-00-0
2317 Tinnin Road (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 070.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, Scott W. Richardson and wife, Danielle S. Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael T. Hall and wife, Kathy B. Hall

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:

Tract 1:
LAND in the 10th Civil District of Davidson County, Tennessee, Being known as Tract "G" on the unrecorded map made by Zack O. Myers of the Hensen Property and described according to a copy of a survey thereof made by Richard B. Omohundro, Surveyor, February 6, 1960, as follows:

BEGINNING at a point in the center line of Tinnin Road at the common corner of Lots G and H; thence with the line between said Lots, South 45 degrees 13 minutes West 288 feet to a corner of Lot J; thence with the line between Lots G and J South 17 degrees 52 minutes East 187.2 feet to a corner of Lot F; thence with the line between Lots F and G, North 48 degrees 35 minutes East 428 feet to the center of Tinnin Road; thence with the corner of said road North 60 degrees 42 minutes West 200 feet to the point of beginning.

Tract 2:
LAND in the 10th Civil District of Davidson County, Tennessee, being known as Tract "H" on the unrecorded map made by Zack Q. Myers of the Henson Property and described according to a survey made by William A. Cummings, Tennessee Registered Land Surveyor No. 1314, dated May 5, 1989.

CONTINUED

This is improved (X) unimproved ( ) property, known as 2317 Tinnin Road, Goodlettsville, TN 37072
(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 hand s this 25th day of August, 2004

Scott W. Richardson

Danielle S. Richardson

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 Scott A. Richardson and wife, Danielle S. Richardson

the bargainor S, 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 and official seal at Goodlettsville, Tennessee, this 25th day of August 2004.

Commission expires

Notary Public

DANIEL L. WISCHHOFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

BEGINNING at an iron pin at the intersection of the Easterly right-of-way (25 feet from the centerline) of Baker Station Road with the Westerly right-of-way (25 feet from the centerline) of Tinnin Road: thence, with a curve in said Westerly right-of-way concave to the Northeast and having a radius of 587.56 feet, Southeasterly an arc distance of 191.28 feet through a central angle of 18 degrees 39 minutes 09 seconds to the point of Tangency; thence, with said Westerly right-of-way, South 60 degrees 15 minutes 19 seconds East 78.23 feet to an iron pin; thence, with the boundary line of property owned by the Fate Lannon Heirs, of record in Deed Book 3345, Page 329, in the Register's Office of Davidson County, Tennessee, South 45 degrees 13 minutes 00 seconds West 260.13 feet to an iron pin; thence, with the boundary line of property owned by Roy Q. Edendton, of record in Deed Book 3220, Page 499, in said Register's Office, North 46 degrees 52 minutes 00 seconds West 172.63 feet to an iron pin intercepting a curve in said Easterly right-of-way of Baker Station Road concave to the northwest and having a radius of 428.75 feet; thence, with said curve and right-of-way, Northeasterly an arc distance of 124.27 feet through a central angle of 16 degrees 36 minutes 24 seconds to the point of tagency; thence, with said Easterly right-of-way, North 18 degrees 43 minutes 43 seconds East 120.11 feet to the beginning.

The above described tracts are subject to a 20 foot wide easement for installation maintenance of a certain drain benefiting the Fate Lannom Heirs Property, recorded in Deed Book 3345, Page 327, in said Register's Office, severing the above described tract and extending 10 feet to each side of the centerline being more particularly described as follows:

BEGINNING at a point in the common line between the Fate Lannom Heirs Property recorded in Book 3345, Page 327, and the Fate Lannom Heirs Property recorded in Book 3345, Page 329, in said Register's Office, said point being North 45 degrees 13 minutes 00 seconds East 64.43 feet along said line from an iron pin at the southwesterly common corner of said properties; thence, severing said Fate Lannom Heirs Property recorded in Deed Book 3345, Page 329, in said Register's Office, South 30 degrees 18 minutes 11 seconds East 178.96 feet to a point in the Southeasterly boundary line of said property, said point being Northeasterly 105.25 feet along said boundary line from an iron pin at the most Southerly corner of said property.

BEING all of the same property conveyed to Scott W. Richardson and Danielle S. Richardson by Warranty Deed from Earl T. Sears and wife, Lydia J. Sears by and through Sean P. Sears, Attorney in Fact, of record in Book 9749, page 264, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.