THIS INSTRUMENT PREPARED BY:
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $259,900.00.

Janet M. Phillips
Affiant

Sworn to and subscribed before me this 1st day of October, 2004.

Notary Public

My Commission Expires: 7/29/2005

ALAN L. DAVIDSON NOTARY PUBLIC TENNESSEE COUNTY My Commission Expires JULY 29, 2005

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mark A. Richard and Emily B. Richard, husband and wife	706 Brook Hollow Road	Owner	115.07.0
706 Brook Hollow Road	Nashville, TN 37205-2640		038.00
Nashville, TN 37205-2640			08 DZ 49855

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($259,900.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **RYAN A. WELLS and LAURA E. WELLS, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **MARK A. RICHARD and EMILY B. RICHARD, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Brook Meade Section II of record in Book 2133, Page 76, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 35 fronts 153.0 feet on the easterly margin of Brook Hollow Road and extends back 326.0 feet on the Northerly line and 204.0 feet on the southerly line to a dead line in the rear, measuring 196.4 feet thereon.
>
> BEING the same property conveyed to Ryan A. Wells, unmarried, by Warranty Deed dated January 14, 2000 from Ray C. Thornton and wife, Laura E. Thornton, of record in Instrument No. 20000119-0006425, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2004 which have been prorated between the parties; those matters set forth on the Plan of record in Book 2133, Page 76, Register's Office for Davidson County, Tennessee; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all

Davidson County DEEDWARR
Recvd: 10/06/04 16:23 2pgs
Fees:13.00 Taxes:961.63
20041006-0120906

existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Laura E. Wells joins in the execution of this Warranty Deed to convey any and all right, title and interest she may have in the subject property by virtue of her marriage to Grantor, Ryan A. Wells.

WITNESS my hand this the 1st day of October, 2004.

RYAN A. WELLS

LAURA E. WELLS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Alan L. Sature, the undersigned, a Notary Public, in and for said State and County, **Ryan A. Wells and Laura E. Wells, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 1st day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURE NOTARY PUBLIC DAVIDSON COUNTY, TN JULY 29, 2006

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT