THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23459-09-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $61,500.00. Affiant Subscribed and sworn to before me this 13th day of October, 2004. Notary Public My Commission Expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: John V. Richardson and Jaci W. Richardson 7124 North Lake Drive Brentwood, TN 37027	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.148.12-0 Parcel No. 273.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Kimbrough and wife Mary S. Kimbrough**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to John V. Richardson and wife, Jaci W. Richardson ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4726 Drewry Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of October, 2004.

Robert L. Kimbrough

Mary E. Kimbrough

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert L. Kimbrough and wife Mary S. Kimbrough**, 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, at office, this 13th day of October, 2004.

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/18/04 14:20 2pgs
Fees:13.00 Taxes:227.55

20041018-0124993

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18-A on the Plan of Zone Lot Division Lots 18, 19 and 20 Section Twenty Hazelwood, as of record in Plat Book 6900, page 506, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert L. Kimbrough and wife, Mary S. Kimbrough by deed dated 1/16/92 from League Central Credit Union of record in Book 8531, page 188, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and paid by the Grantors.
2. All matters appearing on the Plan of record as Book 6900, page 506, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6200, page 208, Register's Office for Davidson County, Tennessee.
4. Easement for joint driveway of record in Book 7442, page 300, Register's Office for Davidson County, Tennessee.