WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SEPT 22, 2007

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00.

Wayne E Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2004.

Brenda Wilson
Notary Public

MY COMMISSION EXPIRES: Sept 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne E. Richardson	CreveCor Mortgage	060-08-0-105
(NAME)	(NAME)	
130 Ben Allen Road	1150 Hanley Industrial Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Saint Louis, MO 63144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/18/04 11:59 2pgs
Fees:13.00 Taxes:338.55

20041118-0138553

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, Ronnie Hall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne E. Richardson, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 130 Ben Allen Road, Nashville, TN 37207
(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 my hand this 15th day of November, 2004.

Ronnie Hall

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronnie Hall,_____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2004.

Commission expires: Sept 22, 2007

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Brenda Wilson
Notary Public

My Commission Expires SEPT. 22, 2007

File No.: 102249

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 56 and 57, Block C on the plan of Highland Park, of record in Plat Book 974, Page 33 (erroneously referred to as Plat 974, Page 338 in prior deed), said Register's Office to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to J. Michael Woods and wife, Jacqueline B. Woods, by deed from ADCO Enterprises, Inc., executed on 9/14/01 and filed for record on 9/25/01 in Instrument No. 20010925-0103681, Register's Office for Davidson County, Tennessee; and further being a part of the same property conveyed to Ronnie Hall by deed from J. Michael Woods and wife, Jacqueline B. Woods, executed on 4/24/04 and filed for record on 5/3/04 in Instrument No. 20040503-0049864, Register's Office for Davidson County, Tennessee.

WR