THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19375B

MAP/GROUP/PARCEL:
075-08-0/170.00

NEW OWNER'S NAME AND ADDRESS:
LAKITA N. SKELTON
691 FRANKFORT DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/18/04 12:03 2pgs
Fees:13.00 Taxes:393.55
20041118-0138556

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DONALD M. RICHARDSON, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto LAKITA N. SKELTON, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 520 ON THE PLAN OF TULIP GROVE, SECTION NINE, OF RECORD IN BOOK 4675, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 691 FRANKFORT DRIVE, Hermitage, TN 37076.

BEING the same property conveyed to Grantor herein by deed of record in Instrument #200404130041383, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

DONALD M. RICHARDSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DONALD M. RICHARDSON, AN UNMARRIED MAN, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 11th day of NOVEMBER, 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

NOTARY PUBLIC AT LARGE
JANET L. ADAMS
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $106,365.00.

AFFIANT

Sworn to and subscribed before me, this the 11th day of November 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

NOTARY PUBLIC AT LARGE
JANET L. ADAMS
SUMNER COUNTY, TENNESSEE