BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 15:33 3pgs
Fees:18.00 Taxes:536.50
20041202-0143963

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00
Karen S. Klein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 2004

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen S. Klein (NAME)	Union Planters Bank (NAME)	106-16-42
428 Hollydale Drive (ADDRESS)	P.O. Box 2926 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (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, Winston B. Richmond and wife, Virginia J. Richmond

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen S. Klein, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, page 33 & 34, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Said Lot No. 17 fronts 100 feet on the southerly side of Hollydale Drive and runs back along lines, 260.7 feet on the westerly line and 310.4 feet on the easterly line, to a line in the rear measuring 170 feet thereon, and the acreage description of the deed in Book 7647, page 607, said Register's Office./**
Being the same property conveyed to Winston B. Richmond and wife, Virginia J. Richmond by deed from Charles D. Whorley and wife, Dorothy W. Whorley/* of record in Book 3611, page 63, Register's Office for Davidson County, Tennessee. *Whorley

This conveyance is subject to all covenants, conditions and restrictions of record.

unimproved ( )
This is improved (X) property, known as 428 Hollydale Drive, Nashville, TN 37211
(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 30th day of November 2004

Winston B. Richmond

Virginia J. Richmond

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 Winston B. Richmond and wife, Virginia J. Richmond

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 Nashville, Tennessee, this 30th day of November 2004.

Commission expires January 26, 2008

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

** The acreage description from the deed in Book 7647, page 607, said register's office:
Beginning at the common rear corner of Lots 17, 18, & 19 on the plan of Hill-N-Dale as of record in Book 2900, page 34, Register's Office for Davidson County, Tennessee; thence leaving said point and running with said Lot 17, South 84 degrees 56' East a distance of 170.0 feet to the common rear corner of lots 17 & 16 on the said plan of Hill-N-Dale; thence running with said point; thence leaving the rear line of Lot 16 and running in a southerly direction a distance of 290, more or less, feet to the common rear corner of Lots 25 and 26 on the plan of Glencliff Estates, section 4, as of record in Book 1835, page 79, Register's Office for Davidson County, Tennessee said point further described as lying in the centerline of Mill Creek; thence running with the centerline of Mill Creek and the rear line of said lot 26 in a southwesterly direction a distance of 150, more or less, feet to the common rear corner of Lots 26 and 27 on the said plan of Glencliff Estates; thence leaving the said centerline of Mill Creek and the rear Lots 26 and 27 in a Northwesterly direction a distance of 350, more or less, feet to the point of beginning.

Being the same property conveyed to Winston B. Richmond and wife, Virginia J. Richmond by deed from Christian Education, Inc. of record in Book 7647, Page 607, said Register's Office.