WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/04 10:34 2pgs
Fees:13.00 Taxes:1073.00

20041215-0149007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Kaz E. Arbogast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2004.

Brenda S. Lane
Notary Public

MY COMMISSION EXPIRES: 5/23/06

(AFFIX SEAL)

Brenda S. Lane NOTARY PUBLIC State of Tennessee

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne A. Richardson	Dianne A. Richardson	Map 103-10
(NAME) 5803 Vine Ridge Drive	(NAME) 5803 Vine Ridge Drive	Parcel 61.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(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, **WILLIAM E. BOOTH AND WIFE, BETTIE L. BOOTH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANNE A. 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:

LAND in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 20 on the Plan of Hillwood Estates, Section I, as of record in Book 1835, page 117, amended in Book 2136, page 521, Register's Office for Davidson County, Tennessee.

BEGINNING on the southeasterly margin of Vine Ridge Drive at a point 3 feet East of the corner of Lots Nos. 20 and 21; thence, southeasterly 251 feet, more or less, to a point in the northern boundary line of Lot No. 17; thence, with the line between Lots Nos. 17 and 20, northeasterly 47 feet to the corner of Lots Nos. 17, 18 and 20; thence, with the line between Lots Nos. 18 and 20; northeasterly 110 feet to the corner of Lots Nos. 18, 19 and 20; thence, with the line between Lots Nos. 19 and 20, northerly 170 feet to the southeasterly margin of Vine Ridge Drive; thence, with the same, southwesterly 204.9 feet to the beginning.

Being the same property conveyed to William E. Booth and wife, Bettie L. Booth by deed from Mary Jane Scruggs and husband Mark C. Scruggs by deed of record in Instrument No. 20001208-0121311, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor; 2005 and subsequent years' taxes will be assumed by the grantee; (b) all matters appearing on the plan of record in Book 1835, page 117, as amended in 2136, page 521, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5803 Vine Ridge Drive, Nashville, TN 37205
(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 hands this 14th day of December, 2004.

William E. Booth

William E. Booth

Bettie L. Booth

Bettie L. Booth

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 William E. Booth and Bettie L. Booth , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2004.

Commission expires:



Notary Public