Davidson County DEEDWARR
Recvd: 12/17/04 16:18 3pgs
Fees:18.00 Taxes:132.09
20041217-0150570

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Family Foundation Fund, Inc. P.O. Box 292724 Nashville, TN 37229-2724	SAME	Map 21 Part of Parcel 59.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Jeffrey Richfield and Jodi Richfield ("Grantor"), have bargained and sold, and by these presents do transfer and convey to Family Foundation Fund, Inc., a Tennessee nonprofit corporation ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

TRACT 2A

Beginning at an iron pin set at the northwest corner of resubdivided Tract 3, said point being in the south right-of-way of Clarksville Highway; thence along the boundaries of resubdivided Tract 3 as follows S 14° 35' 30" W a distance of 637.04' to an iron pin set; thence S 67° 54' 30" E a distance of 269.57' to an iron pin set; thence S 07° 55' 02" W a distance of 640.00' to an iron pin set at the northeast corner of resubdivided Tract 2B; thence along the north line of resubdivided Tract 2B S 86° 32' 46" W a distance of 466.63' to an iron pin set at the northwest corner of resubdivided Tract 2B and in the east line of resubdivided Tract 1B; thence along the boundaries of resubdivided Tract 1B as follows: N 16° 25' 51" E a distance a 449.30' to an iron pin set; thence S 75° 24' 30" E a distance of 51.76' to an iron pin set; thence N 14° 35' 30" E a distance of 948.50' to an iron pin set in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75° 56' 14" E a distance of 50.00' to the point of beginning; containing 7.00 acres more or less.

Tract 2A includes a 50' wide ingress/egress easement, the centerline of said easement being described as follows: Beginning at a point in the south line of Tract 3, said point being S 67° 54' 30" E a distance of 50.00' from the most westerly southwest corner of Tract 3, thence S 52° 42' 40" W a distance of 161.30' to a point in the east line of Tract 1B, said point being S 14° 35' 30" W a distance of 770.00' from the northeast corner of Tract 1B.

Tract 2A also includes a 50' wide ingress/egress easement which encompasses the full width of Tract 2A from the south right-of-way of Clarksville Highway to a point S 14° 35' 30" W a distance of 550.00' from said right-of-way.

Being the same property conveyed to Jeffrey and Jodi Richfield by Quitclaim Deed of record as Instrument No. 20021203-0148921, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to property taxes for the year 2004, a lien due and payable, but not yet delinquent.

(2) Subject to an Application for Greenbelt Assessment of record at Instrument No. 20020327-0037567, Register's Office for Davidson County, Tennessee.

(3) Subject to a 40-foot easement to Nashville Gas Company.

(4) Subject to Right-of-Way Agreements recorded at Book 1339, page 505; Book 1357, page 399; Book 1373, page 9; Book 4054, page 747, Register's Office for Davidson County, Tennessee.

(5) Subject to Restrictions recorded at Book 10149, page 363, Register's Office for Davidson County, Tennessee.

This is unimproved property located in Joelton, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 15th day of December, 2004.

Jeffrey Richfield

Jodi Richfield

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, an official Notary Public of the said county and state, Jeffrey and Jodi Richfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15th day of December, 2004.

LAURA STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $35,700.00.

Affiant

Sworn to and subscribed before me this 15th day of December, 2004.

LAURA STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires: _____