File Box 8

Davidson County DEEDWARR
Recvd: 01/04/05 13:00 2 pgs
Fees:13.00 Taxes:698.93

20050104-0001184

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $188,900.00

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jennifer Hanchey
Affiant

Subscribed and sworn to before me, this 30th day of December 2004.

Notary Public
My commission expires: _____

My Commission Expires NOV. 24, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard E. Evans 1120 Holt Hills Place Nashville TN 37211-0000	Mortgage Lenders of America 8400 West 110th St., Ste.#130 Overland Park, KS 66210	172-15-0-/60.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Steven A. Richmond and wife Christa A. Richmond hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard E. Evans and wife Andrea D. Evans hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 72 on the plan of Holt Woods Section 5 of record in Book 9700 page 10 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven A Richmond and wife Christa A Richmond by deed from Terry D. Killens, Jr. and wife Rhonda Killens of record in Instrument No. 20011219-0140299 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Charter for Holt Woods Homeowners Association of record in Book 9570 Page 5 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9570 page 13 and in any allied instruments(s) referred to in said restrictions. 5) All matters appearing on plan of Holt Woods Section Five of record in Book 9700 page 10 6) PUD Boundary addition of record in Book 7900 page 666

This property is improved property known as 1120 Holt Hills Place, Nashville, Tennessee 37210-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28TH day of December, 2004.

Steven A. Richmond

Christa A. Richmond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven A. Richmond and Christa A. 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 Brentwood, Tennessee, this 28 day of December, 2004.

Notary Public

My Commission expires: 01-29-08

JIWAN JYOTI SOOD
Notary Public - State of Kansas
My Appt. Exp. 01-29-08

FILE NO: 04727