WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2005

Notary Public: ~~Patricia Nichols~~

MY COMMISSION EXPIRES: ~~04/24/09~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stacey Couser	New Owner	Map 162
408 Brook View Estates Dr.		Group 10-0
Antioch, TN 37013		Parcel 201.00

FOR AND IN 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

Morris W. Richardson and wife, Betty A. Richardson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Stacey Couser and Patricia Lemay, joint tenants with right of survivorship
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. 3 on the Plan of Bell Heights, of record in Book 5050, Page 59, Register's Office for said County.

SAID Lot No. 3 fronts 76.0 feet on the northwesterly margin of Brook View Estates Drive and extends back 131.04 feet on the northeasterly line and 159.72 feet on the southwesterly line to a dead line in the rear, measuring 81.23 feet thereon.

Being part of the same property conveyed to Morris W. Richardson and wife, Betty A. Richardson by Quitclaim Deed from Betty Ann Moss Graves Richardson and Betty A. Moss, Sole Proprietor of G & M Investments, of record in Book 9297, Page 435, said Register's Office. See also deed of record in Book 5928, Page 518, said Register's Office.

This conveyance is subject to: (1) 2005 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 5050, Page 59, said Register's Office; (3) Easements of record in Book 2338, Page 304; Book 2480, Page 623; Book 4545, Page 171, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 408 Brook View Estates Dr., Antioch, TN 37013

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 4th day of February, 2005.

Morris W. Richardson

Betty A. Richardson

Betty A. Richardson

Davidson County DEEDWARR
Recvd: 02/10/05 11:52 2 pgs
Fees:13.00 Taxes:394.05

20050210-0015502

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 Morris W. Richardson and Betty A. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

* Betty A. Richardson and Betty M. Richardson are one in the same person