WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/16/05 13:58 2 pgs
Fees:13.00 Taxes:360.75

20050216-0017769

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Gloria Lyn Prescott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2005

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: 1-27-07
(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:
John V. Richardson	NEW OWNER	Map 136
1010 Carla Court		Group 14
Nashville, TN 37217		Parcel 197

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

Terra L. Blair, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John V. Richardson and Mary Jacquelyn Ward
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:

Being Lot No. 157-A on the Plan of Zone Lot Division, Harbor Gate Subdivision, Section Two, Lots 155-164, of record in Plat Book 6900, Page 17, amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Terra L. Blair by deed from David Bayne Johnson and Gillard Bayne Johnson and Suzann Johnson O'Koon (f/k/a Suzann O. Johnson), of record in Instrument 20020604-0067765, dated March 31, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494, Register's Office for said County.

This conveyance is made 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 6900, Page 17, amending Plat Book 6250, Page 33, said Register's Office.

Power of Attorney of record in Instrument 20050216-0017768, 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 1010 Carla Court, Nashville, TN 37217

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 my hand this 9th day of February, 2005.

Terra L. Blair by Gloria Lyn Prescott - Atty-in-Fact
Terra L. Blair
By: Gloria Lyn Prescott, Attorney-in-Fact

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, Gloria Lyn Prescott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Terra L. Blair as her Attorney in Fact as the free act and deed of the within named Terra L. Blair.

Witness my hand and official seal at Nashville, Tennessee the 9th day of February, 2005.

My Commission Expires: 1-27-07

Notary Public

