Davidson County DEEDWARR
Recvd: 03/02/05 13:46 3 pgs
Fees:18.00 Taxes:333.00
20050302-0023048

THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES:
Howard M. Skipworth (#012469)
Attorney at Law
Suite A
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by SELLER or PURCHASER)

ADDRESS NEW OWNER(S) AS FOLLOWS: *CLYDE E. RICHARDSON, JR., and wife, SUELLEN C. RICHARDSON, 1008 Joyce Circle, Ashland City, Tennessee, 37015*

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: *CLYDE E. RICHARDSON, JR., and wife, SUELLEN C. RICHARDSON, 4938 Drake's Branch Road, Nashville, Tennessee, 37218*

MAP & PARCEL NO: Map 58 Parcel 88, 89, 92

F/B: 13D - 28160, 28180, 28200

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ***MARY JANE RICHARDSON***, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto ***CLYDE E. RICHARDSON, JR.,*** and wife, ***SUELLEN C. RICHARDSON,*** their heirs and assigns, hereinafter referred to as Grantees, certain land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of one-third (1/3rd) interest in said described land, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind her heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 1st day of March, 2005.

Mary Jane Richardson by Clyde E. Richardson Jr, HER ATTORNEY IN-FACT

MARY JANE RICHARDSON by
CLYDE E. RICHARDSON, JR., her attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ***CLYDE E. RICHARDSON, JR.,*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved to me that he has a Power of Attorney executed by the within named ***MARY JANE RICHARDSON*** which gives him the authority to execute the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton, Davidson County, Tennessee, on this the 1st day of March, 2005.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 7-21-08

SHERRIE L. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 90,000.00.

Clyde E. Richardson Jr
CLYDE E. RICHARDSON, JR.

Subscribed and sworn to before me
this 1st day of March, 2005.

Sherrie Spann
Notary Public
My commission expires: 7-21-08

SHERRIE L. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Exhibit "A"

BEING a tract of land situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin (new) 25 feet from the centerline, and in the east right-of-way of ***Drakes Creek Road,*** said pin being the most northwest corner of this tract and the most southwest corner of a tract of land belonging to ***James R. Morris*** whose deed appears in Deed Book 7031, Page 781, RODCT, and going as follows, with the line of ***Morris*** S 84 deg. 07 min. 09 sec. E 383.24 feet to an iron rod (old), being the most southeast corner of said ***Morris,*** thence N 08 deg. 51 min. 09 sec. E passing ***Morris'*** most northeast corner marked by an iron pin (old) at 395.92' and the most southeast corner of a tract of land belonging to ***Lelon W. Sanderson,*** whose deed appears in Deed Book 4169, Page 78 RODCT, and continuing in all 665.59 feet to an iron pin (old), the most northeast corner of said ***Sanderson*** and the most southeast corner of a tract of land belonging to ***Janice E. Peay*** whose deed appears in Deed Book 8021, Page 193 RODCT, thence with the line of ***Peay*** N 17 deg. 27 min. 58 sec. E 83.44 feet to an iron pin (new) at a fence post, thence N 41 deg. 51 min. 54 sec. E 96.41 feet to an iron pin (new) at a fence post, thence N 71 deg. 01 min. 03 sec. E 209.88 feet to an iron pin (old) at the base of a 24 inch Red Oak Tree, a corner to ***Peay*** and the most southwest corner of a tract of land belonging to ***Winston Walker*** whose deed appears in Deed Book 5646, Page 752 RODCT, thence with the line of ***Walker*** S 72 deg. 01 min. 02 sec. E 300.61 feet to an iron pin (old), thence N 68 deg. 17 min. 20 sec. E 609.18 feet to a fence post corner the most northeast corner of this tract, the most southeast corner to said ***Walker,*** and a point in the line of a tract of land belonging to ***Beverly A. Solomon*** and ***Angela B. Link*** whose deed appears in Deed Book 7723, Page 476 RODCT, thence with the line of ***Solomon*** and ***Link*** S 14 deg. 58 min. 48 sec. E 1,401.40 feet to an iron pin (old), the most southeast corner of this tract and the most northeast corner of a tract of land belonging to ***Leon Fanning*** who deed appears in Deed Book 6805, Page 36 RODCT, thence with the line of ***Fanning*** S 45 deg. 51 min. 17 sec. W 341.91 feet to an iron pin (old), thence S 51 deg. 42 min. 12 sec. W 270.68 feet, thence S 74 deg. 31 min. 27 sec. W 315.13 feet to an iron pin (old), thence N 30 deg. 58 min. 22 sec. W 482.73 feet to a Fence Post Corner, thence S 73 deg. 21 min. 49 sec. W 707.78 feet to a 15 inch Hackberry with an iron pin (new) at the base, and being the most northeast corner of ***The McCool Graveyard,*** thence with the east line of said graveyard S 08 deg. 50 min. 04 sec. W 37.92 feet to a Fence Post Corner with an iron pin (new) at the base, thence with the south line of said graveyard and a 30 foot access for said graveyard N 73 deg. 20 min. 05 sec. W 268.03 feet to an iron pin (new) in the east right of way of ***Drakes Creek Road,*** thence along the east right-of-way of said road N 17 deg. 12 min. 06 sec. E 92.42 feet to a point and the beginning of a curve to the left having a radius of 644.43 feet and a long chord of N 01 deg. 38 min. 39 sec. W 315.33 feet to a point, thence N 13 deg. 40 min. 04 sec. W 225.38 feet to the point of beginning, containing 52.75 acres as surveyed by ***Jack L. Head,*** R.L.S. Tennessee Number 670, whose address is 2127 Memorial Boulevard, ***Springfield, Tennessee,*** dated June 6, 2000.

Being the same property conveyed to ***Mary Jane Richardson, Clyde E. Richardson, Jr.,*** and ***Mark Alan Richardson*** by Affidavit of Inheritance, by ***George H. Cate, Jr.,*** of record in Book 6631, Page 844, Register's Office for Davidson County, Tennessee.