Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Mooreland Title Company, LLC
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

39-B
File #05-1026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kerlin J. Sherrill Richter, and husband, Jordan Richter, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jonathan G. Nedeau, unmarried and Carl F. Nedeau, married hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 7 on the map showing Looney's Subdivision of Lot 38 and West 50 ft of Lot 39 in H M Doak's Subdivision as of record in Plat Book 843, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kerlin J. Sherrill, an unmarried person, by deed dated June 7, 2000 of record in Instrument No. 200006120058297, Register's Office for Davidson County, Tennessee. Kerlin J. Sherrill, having since married Jordan P. Richter, is now known as Kerlin J. Sherrill Richter. Jordan P. Richter joins in this conveyance to convey any and all marital interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1403 Douglas Avenue, Nashville TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of January, 2005

Kerlin J. Sherrill Richter

Jordan Richter

Davidson County DEEDWARR
Recvd: 03/16/05 11:26 2 pgs
Fees:13.00 Taxes:364.97

20050316-0028888

State of Tennessee)
County of Davidson)

On this 28th day of January, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kerlin J. Sherrill Richter and Jordan Richter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 98,640.00.

Affiant

Sworn and subscribed before me on this the 28th day of January, 2005.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jonathan G. Nedeau	Franklin American Mortgage	72-14-194
1403 Douglas Avenue	501 Corporate Centre Drive #400	
Nashville, TN 37206	Franklin, TN 37064	