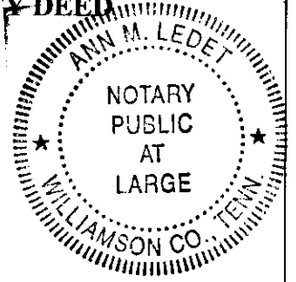
(1)

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/28/05 12:17 2 pgs
Fees:13.00 Taxes:925.00

20050328-0032691

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2005.

Notary Public

My commission expires: 7/25/2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Scott Richardson **Rebecca Caroline Richardson**	Bank of America, N.A.	**Map 161-01-0-B, Parcel 014co**
5309 Cochran Drive	P O Box 17404	
Nashville, TN 37220	Baltimore, MD 21297-1404	

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,

Nancy L. Gregory and Michael I. Gregory, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Scott Richardson and Rebecca Caroline Richardson, husband and wife

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. 14 on the Plan of Aberdeen Woods, a Planned Unit Development, Phase One, of record in Book 9700, Page 589, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nancy L. Gregory and husband, Michael I. Gregory, by Deed from John G. McClendon, an unmarried man, of record in Instrument No. 20040614-0069674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, By-Laws and Restrictions, of record in Book 10790, Page 189, and as amended in Book 11303, Page 555, Instrument No. 200002030011436, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X___) Unimproved (____) property, known as: **5309 Cochran Drive, Nashville, TN 37220**

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 convenant 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/our hand(s) this **25th** day of **March, 2005.**

Nancy L. Gregory

Michael I. Gregory

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 **Nancy L. Gregory and Michael I. Gregory, wife and husband,** the bargainor, 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 Nashville, Tennessee, this **25th** day of **March, 2005.**

Notary Public

My Commission Expires: 5/30/07

