THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24059-03-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $163,500.00. Affiant Subscribed and sworn to before me this 8th day of April, 2005. Notary Public My Commission Expires:

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

WARRANTY DEED

Address New Owner: Charles P. Richardson Rachael A. Runyeon 5001 Nevada Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.091.15-0 Parcel No. 235.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca E. Chatham-Tombs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles P. Richardson and Rachael A. Runyeon** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5001 Nevada Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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, Grantor has executed this instrument on the 8th day of April, 2005.

Rebecca E. Chatham-Tombs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rebecca E. Chatham-Tombs** 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 for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/12/05 14:52 2 pgs
Fees:13.00 Taxes:604.95

20050412-0040515

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Block 17 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, said Register's Office, described as follows:

BEGINNING at the Southwest corner of Nevada Avenue, as extended West from the Charlotte Park Company's First Addition to Nashville, and 50th Avenue, North, as extended South from Charlotte Avenue; thence, at right angles southwardly and parallel with 50th Avenue, North 150 feet to the northerly margin of an alley; thence, easterly with the margin of said alley 60 feet to the western margin of 50th Avenue, North; thence, running northwardly with the westerly margin of said 50th Avenue, North 150 feet to the point of beginning.

Being the same property conveyed to David J. Chatham-Tombs and wife, Rebecca E. Chatham Tombs by deed dated October 14, 1985 from Roy A. Miles, III and wife, Christina H. Miles of record in Book 6676, page 203, Register's Office for Davidson County, Tennessee and being further conveyed to Rebecca Elizabeth Chatham-Tombs from David John Tombs by quitclaim deed of record in Instrument No. 20050210-0015351, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2005, which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.