Davidson County DEEDWARR
Recvd: 05/12/05 08:36 3 pgs
Fees:18.00 Taxes:1184.00
20050512-0053430

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of May, 2005, by and between Melvin H. Smalley, Trustee, and His Successors in Trust, of the Melvin H. Smalley Revocable Living Trust, U/T/A Dated November 11, 2002, hereinafter called Grantors, and RICHARDSON INVESTMENTS, LLC OF NASHVILLE, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Melvin H. Smalley, Trustee, and His Successors in Trust, of the Melvin H. Smalley Revocable Living Trust, U/T/A Dated November 11, 2002, as Grantors, do hereby bargain, sell, transfer and convey unto RICHARDSON INVESTMENTS, LLC OF NASHVILLE, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5516 CLARKSVILLE PIKE, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Melvin H. Smalley, Trustee
MELVIN H. SMALLEY, TRUSTEE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Melvin H. Smalley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Melvin H. Smalley Revocalbe Living Trust, U/T/A Dated November 11, 2002, the within bargainor, a Revocable Living Trust, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Melvin H. Smalley Revocable Living Trust by himself as Trustee.

Witness my hand, at Joelton, Tennessee, this 10th day of **May, 2005.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

RICHARDSON INVESTMENTS, LLC OF NASHVILLE
6373 OLD HICKORY BOULEVARD
WHITES CREEK, TENNESSEE 37189

Property Address:

5516 CLARKSVILLE PIKE
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

GREGORY F. RICHARDSON
7622 BIDWELL ROAD
JOELTON, TENNESSEE 37080

Map & Parcel #: MAP 30, PARCEL 210

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$320000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this _____ day of **May, 2005.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-256J

EXHIBIT 'A'

BEING Tract No. 2 on the Plan of Harris No. 2 Subdivision, as of record in Plat Book 6200, page 449, Register's Office for Davidson County, Tennessee, said Tract containing 2.72 acres, more or less.

Being the same property conveyed to Melvin H. Smalley, by Warranty Deed from Joe C. Harris and wife, Carol E. Harris, of record in Book 7055, page 804, Register's Office for Davidson County, Tennessee. Subsequently thereto, Melvin H. Smalley and his wife, Mary Ann Smalley were divorced by decree entered in the Circuit Court for Davidson County, Tennessee, Docket Number 91D-1863, and Mary Ann Smalley conveyed all of her right, title and interest in and to said property, which she held by virtue of the marital relationship to the said Melvin H. Smalley, by Quitclaim Deed of record in Book 8592, page 234, Register's Office for Davidson County, Tennessee. Then Melvin H. Smalley, in his personal and individual capacity, conveyed all of his right, title and interest in and to said property to Melvin H. Smalley, Trustee, and his successors in trust of The Melvin H. Smalley Revocable Living Trust by Quitclaim Deed, of record in Instrument Number 20021115-0142121, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 30, PARCEL 210).

2. All matters as set forth on the Plan of Harris No. 2 Subdivision, of record in Plat Book 6200, page 449, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer Easement of record in Book 7474, page 659, Register's Office for DAVIDSON County, Tennessee.