Davidson County DEEDWARR
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Fees:13.00 Taxes:721.50
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This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Bessie Ruth Hows

TO: Richardson Investments LLC
6373 Old Hickory Blvd.
Whites Creek, TN 37189

MAP: 127

PARCEL: 177, 022

SEND TAX BILLS TO: SAME

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 considerations, the receipt and sufficiency of which are hereby acknowledged, I, **Bessie Ruth Hows**, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto **Richard Investments LLC**, Grantee herein, its successors and assigns, the following described property:

PARCEL ONE: Being land in the Ninth, formerly the 14th Civil District of said County and being the westerly half of a 20-acre tract formerly owned by J.C. Hows and O.W. Hows, jointly and described according to a survey made by S.H. Hutchison, as follows:

Beginning at an elm on the north margin of Buffalo Creek Road, said elm being in the east margin of John Lovell property, and running thence with the northern margin of said Road North 74 3/4 deg East 10 ½ poles to a small elm tree; thence North 12 deg West, surface measure, 130 ½ poles, more or less, to the original O.D. Elkins' south boundary line at a planted stone with the small hickory pointer; thence South 88 3/4 deg West 13.90 poles to the East boundary of the Jess Lovell place at 2 chestnuts; thence South 6 ½ deg West 1 3/4 poles with Lovell's line 128.78 poles to the beginning, containing then acres, more or less.

AND BEING the same property conveyed to Bessie Ruth Pack (Hows) by quitclaim deed from Oliver Wendell Hows of record in Book 8542, page 688, Register's Office of Davidson County, Tennessee. A life estate was reserved in said quitclaim deed by Oliver Wendell Hows however he died December 30, 1996, leaving Bessie Ruth Pack Hows vested solely with title.

PARCEL TWO: Land in the 2nd Civil District described according to a survey by Robert M. Dishner, dated October 12, 1976, as follows: Beginning at an iron pin in the northerly margin of Tennessee State Highway #24, or U.S. Highway 70 North said point being the southwest corner of the property presently owned by O.W. Hows, by deed of record in Book 1585, page 457, R.O.D.C.; thence, with the margin of said highway South 70 deg 9' W. 477.3 feet to an iron pin; thence North 19 deg 51' W 500 feet to an iron pin; thence

north 70 deg 13' 14: E 502.3 feet to an iron pin; thence South 16 deg 59' 500 feet to the point of beginning, containing 5.62 acre more or less.

Being the same property conveyed to Bessie Ruth Hows by quitclaim deed from O. W. Hows of record in Book 8573, page 952, Register's Office of Davidson County, Tennessee.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 23rd day of May, 2005.

Bessie Ruth Hows

Bessie Ruth Hows

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Bessie Ruth Hows**, the within named bargainor, 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 the 23rd day of May, 2005.

Martha Brooke

NOTARY PUBLIC

My commission expires: 7/6/05

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Grantee

SWORN to and subscribed before me
this the 23rd day of May, 2005.

Martha Brooke

NOTARY PUBLIC

My commission expires: 7/6/05