WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/05 10:15 2 pgs
Fees:13.00 Taxes:1591.00

20050603-0063186

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Richard	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	MAP 63 PARCEL 261
(NAME)	(NAME)	
1554 HUDSON ROAD	PO Box 146	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES W. DILLARD AND WIFE, MARCIE A. DILLARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY A. RICHARD AND WIFE, JEANNIE RICHARD**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the 9th, (formerly 11th) Councilmanic District of Davidson County, State of Tennessee, being described as Tract Five of Dillard Hill Estates, not of record, according to a survey by Steven D. Delle, Dale & Associates, Inc., RLS No. 1710, dated May 31, 2001, Job No. 01028, and also being a portion of Lot No. 4 on the Final Plat, Dillard Property of record in Instrument No. 20010807-0084707, Register's Office for Davidson County, Tennessee, described as follows, to wit:

TRACT FIVE:
Commencing at an iron rod situated in the southerly margin of Hudson Road, said point also being the northeast corner of the William J. Dillard & wife property of record in Book 5883, Page 211, R.O.D.C., TN.;
Thence, along said road, N. 80 deg. 41' 51" E. a distance of 51.23 feet tot an iron rod.
Thence, leaving said road, S. 21 deg. 53' 11" E, a distance of 342.55 feet to an iron rod.
Thence, S. 49 deg. 07' 17" E. a distance of 265.05 feet to an iron rod.
Thence, S. 21 deg. 39' 26" E. a distance of 209.89 feet to an iron rod.
Thence, S. 08 deg. 09' 50" E. a distance of 691.77 feet to an iron rod.
Thence, S. 50 deg. 18' 40" E. a distance of 263.96 feet to the point of beginning of the herein described tract of land;
Thence, No. 81 deg. 50' 10" E. a distance of 494.41 feet to an iron rod.
Thence, S. 25 deg. 55' 02" E. a distance of 199.61 feet to an iron rod.
Thence, S. 10 deg. 24' 37" W. a distance of 307.82 feet to an iron rod.
Thence, N. 85 deg. 5' 27" W. a distance of 430.08 feet to an iron rod.
Thence, N. 13 deg. 34' 25" W. a distance of 392.22 feet the point of beginning and containing 217.683.292 square feet or 5.0 acres of land.

Also conveyed herewith are all those certain rights contained in that certain Easement for Common Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to that certain Easement for Common Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James W. Dillard and wife, Marcie A. Dillard by deed of record in Instrument No. 20040824-0102120, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 1554 Hudson Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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 our hands this 31st day of May, 2005.

James W. Dillard

Marcie A. Dillard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, James W. Dillard, and wife, Marcie A. Dillard the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 5/31/2005.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008