Davidson County DEEDWARR
Recvd: 06/21/05 08:58 3 pgs
Fees:18.00 Taxes:592.00
20050621-0070816

Prepared by: Real Estate Title Servces
4741 Trousdale Dr.,Ste. 4, Nashville, TN 37220

ADDRESS OF NEW OWNERS
Mark Sagers and wife,
Courtney Sagers
8511 Newsom Station Road
Nashville, TN 37221

MAP/PARCEL NO.
Map 55, Parcel 9

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledge, we

ELNER NEWSOM RICHARDSON, JR. and wife, EVA CAROL RICHARDSON

hereinafter referred to as "Grantor(s)", have this day bargained and sold and do hereby transfer and convey unto

MARK SAGERS and wife, COURTNEY SAGERS, as tenants by the entirety

hereinafter referred to as "Grantee(s)", their heirs and assigns, the following described real estate lying and being in the STATE OF TENNESSEE, COUNTY OF DAVIDSON more particularly described as follows, to-wit:

SEE ATTACHMENT "A" FOR THE DESCRIPTION

This is unimproved property also known as 4394 Bull Run Road, Ashland City, TN 37015

The grantor, Eva Carol Richardson joins in this conveyance to convey any and all of the marital interest held in subject property, as the spouse of Elner Newsom Richardson, Jr.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

THIS CONVEYANCE IS MADE SUBJECT TO: Any governmental zoning and subdivision ordinances or regulations in effect thereon. But excluding any covenant, condition or restriction that would violate Title 42 USC 3604.

Taxes for the year of 2005 are to be prorated between the Grantor(s) and the Grantee(s) of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of said real estate, that we have good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

WE FURTHER COVENANT and bind ourselves, our successors, assigns and representatives, to forever warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this 16th day of June, 2005.

ELNER NEWSOM RICHARDSON, JR. **EVA CAROL RICHARDSON**

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **ELNER NEWSOM RICHARDSON JR.** and wife, **EVA CAROL RICHARDSON**, the bargainor(s), with whom I am personally acquainted or have sufficient proof as to their identify, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, this 16th day of JUNE, 2005.

Notary Public

My Commission Expires

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009

I or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$160,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 16th day of June, 2005

Notary Public

My Commission Expires:

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009

ATTACHMENT "A" LEGAL DESCRIPTION

A tract of land lying and being in the 13th Civil District of Davidson County, Tennessee, more particularly described as per the survey of Frank V. Neeley, Registered Surveyor No. 1443, dated January 1997.

BEGINNING at an iron pin in the northerly margin of Bull Run Road; Thence, with the northerly margin of Bull Run Road, South 65 degrees 15' 06" West, 212.18 feet to an iron pin; Thence, leaving the northerly margin of Bull Run Road, North 11 degrees 11' 38" West, 379.86 feet to an iron pin; Thence, South 65 degrees 15' 16" West 208.00 feet to an iron pin; Thence, South 11 degrees 11' 38" East, 16.00 feet to an iron pin; Thence, South 64 degrees 51' 17" West 792.05 feet to an iron pin; Thence, North 13 degrees 55' 09" West, 400.00 feet to an iron pin; Thence, North 89 degrees 42' 06" West 75.00 feet to an iron pin; Thence, North 13 degrees 01' 37" West, 1,566.42 feet to an iron pin; Thence, South 86 degrees 37' 28" East, 1,716.96 feet to an iron pin; Thence, South 1 degree 44' 01" West 1,546.74 feet to an iron pin; Thence, South 13 degrees 13' 00" East, 115.15 feet to the point of BEGINNING, containing 2,463,219 square feet (56.55 acres), more or less.

Being a portion of the same property conveyed to E. N. RICHARDSON and wife, CLARA RICHARDSON, by Warranty Deed from Melvin E. Wayman and wife, Ann E. Williams Wayman, dated August 23, 1955, recorded September 2, 1955, in Book 2448, page 217, Register's Office for Davidson County, Tennessee and by Warranty Deed from James L. Williams and wife, Doris Irene Williams, dated December 7, 1959, recorded December 7, 1959, in Book 2996, page 581, Register's Office for Davidson County, Tennessee. The said E. N. Richardson being the same person as Elner N. Richardson and Elner N. Richardson, Sr.. The said Clara Richardson died and by operation of law, the property vested in her surviving spouse, Elner N. Richardson. Elner N. Richardson married Hazel Jean Whitley Richardson on October 4, 1996. The said Elner N. Richardson and Hazel Jean Whitley Richardson divorced, see Docket No. 96-3293, on July 18, 1997. Pursuant to the Final Decree of Divorce, any and all rights, title and interest the said Hazel Jean Whitley Richardson possessed in the aforesaid real property was divested from her and vested in the said Elner N. Richardson by Quitclaim Deed of record in Book 10692, page 729, Register's Office for Davidson County, Tennessee. Elner N. Richardson, Sr. died, unmarried on March 16, 1998, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 98P-682, in Will Book 220, page 222, the property vested solely in his son, ELNER NEWSOM RICHARDSON, JR. SAID will having been recorded on June 2, 2005, Instrument Number 20050602-0062387, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 4394 Bull Run Road, Ashland City, Tennessee, 37015.

Initials

Initials