This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
HUGH M. RICHARDSON, III
and PENNY W. RICHARDSON
5946 POST ROAD
NASHVILLE, TN 37205

MORTGAGEE:

DAVID V. POWER, Sr.
and MARY A. POWER
440 SANDCASTLE ROAD
FRANKLIN, TN 37069

Davidson County DEEDWARR
Recvd: 06/21/05 11:51 3 pgs
Fees:18.00 Taxes:1620.05

20050621-0071025

SEND TAX BILL:
HUGH M. RICHARDSON, III
and PENNY W. RICHARDSON
2633 GRANDVIEW AVENUE
NASHVILLE, TN 37211

MAP AND PARCEL:

119-9-3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **_____DAVID V. POWER, Sr.(a/k/a DAVID POWER), a married person_____**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto. **__HUGH M. RICHARDSON, III and wife, PENNY W. RICHARDSON_____** ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

The Real Property or its address is commonly known as : **2633 & 2635 GRANDVIEW AVENUE NASHVILLE, TENNESSEE 37211**

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever, and Grantors, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 20 th day of June, 2005.

David V. Power Sr.

DAVID V. POWER, Sr.
(a/k/a DAVID POWER)

MARY A. POWER, spouse of DAVID V. POWER, Sr., joins In this conveyance for the sole purpose of conveying any and all marital interest he may have in the subject property.

Mary A. Power

MARY A. POWER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN K. KIMERY, a Notary Public in and for said State and County, **DAVID V. POWER, Sr. and, MARY A. POWER,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2005.

Notary Public

My Commission Expires: 7/21/2007

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **437,850.00**

My Commission Expires:

AFFIANT

Subscribed and sworn to before me this 20th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 7-21-2007

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: 7-21-2007

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:
2633 Grandview Avenue

Land in Davidson County, Tennessee, being Lot "D" on the Map showing Subdivision of the Hughes Residence Lot and Lots Nos. 57, 58, 59, 60, 70, 71, 72 and 73 including an alley on the rear of said lots in Edenwold Park as of record in Book 421, page 153, said Register's Office.

Beginning on the westerly margin of Caldwell Avenue, formerly Marshall Avenue , 200 ft. northerly from the northerly margin of Central Blvd., being the corner of Lot "D" and Lot No. 4 on said Plan; thence with the westerly margin of said Avenue northerly 50 ft. to the corner of Lots "C" and "D"; thence westerly with the line between said two lots 335 ft. to the easterly margin of an alley; thence with the easterly margin of said alley southerly 50 ft. to the corner of Lots D and 4; thence easterly with the line between said two lots 364 ft. to the beginning.

TRACT 2:
2635 Grandview Avenue

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Subdivision of the Hughes Residence Lot of record in Book 421, page 153, said Register's Office.

Beginning at a point in the westerly margin of Grandview Avenue, formerly Marshall Avenue, at the corner of Lots 3 and 4; thence with the line between said lots, westerly 259 ft. to a point; thence northwesterly 126 ft. to the easterly margin of an alley; thence with the margin of said alley northeasterly 50 ft. to the corner of Lot 4 and Lot "D"; thence with the line between Lots 4 and "D" southeasterly 115.3 feet to a point, and continuing with the line between said lots easterly 248.7 ft. to the westerly margin of Grandview Avenue; thence with the margin of the same southerly 50 ft. to the point of beginning.

Being the same property (Tracts 1 & 2) conveyed to DAVID POWER, by deed from DAVID P. RISNER and ROBERT F. RISNER, of record in Book 10614, page 988, dated September 18, 1997, said Register's Office.

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

The Real Properly or its address is commonly known as: **2633 & 2635 Grandview Avenue**
Nashville, Tennessee 37211

Map / Parcel No.: **119-9-3**