WARRANTY DEED

FROM:	THIS INSTRUMENT WAS PREPARED BY:
Richard Wayne Richardson, Conservator for Vernita Buchanan Starstine (formerly Vernita Richardson)	**George H. Cate, Jr.** **Attorney at Law** **95 White Bridge Road** **Suite 503, Cavalier Building** **Nashville, TN 37205** **615-352-8677**
TO:	
Richard Wayne Richardson, individually	

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
Richard Wayne Richardson	**SAME**	**060 01 0 061.00**
458 Ewing Drive		
Nashville, TN 37207		

(FOR REGISTER'S USE)

Davidson County DEEDWARR
Recvd: 07/28/05 12:10 2 pgs
Fees:13.00 Taxes:481.94
20050728-0088320

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this deed is $ 130,253.00.
Richard Wayne Richardson, Affiant

Subscribed and sworn to before me this 11th day of July, 2005.

Susan Long Oliver
Notary Public

SUSAN LONG OLIVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-30-06

For and in consideration of ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authorization contained in an Order entered by the Seventh Circuit Court for Davidson County, Tennessee, on the 30th day of June, 2005, in case no. 05P-466, the undersigned, Richard Wayne Richardson, as conservator for Vernita Buchanan Starstine, an unmarried person, grantor, does hereby transfer and convey unto the grantee, Richard Wayne Richardson, individually, an unmarried person, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Aldrich Heights Subdivision, as of record in Book 2133, page 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vernita Richardson, a single person, by installment deed from American Construction and Remodeling Company, Inc., of record in Book 7923, page 103, Office of the Register for Davidson County, Tennessee. The said Vernita Richardson is one and the same person as Vernita Buchanan Starstine.

This conveyance is subject to encumbrance of record in Book 7923, page 103 and Instrument Number 20008010075928 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: 458 Ewing Drive, Nashville, Tennessee 37207.

To have and to hold the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, Richard Wayne Richardson, individually, an unmarried person, his heirs and assigns forever. The grantor hereby covenants that Vernita Buchanan Starstine (formerly Vernita Richardson) is lawfully seized and possessed of the real estate in fee simple, and that the grantor, as Conservator for Vernita Buchanan Starstine, and with specific Court authorization to do so, has a good right to convey it, subject to encumbrance as set forth above.

The grantor as Conservator for Vernita Buchanan Starstine (formerly Vernita Richardson) further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the said real estate to the said grantee, his heirs and assigns, against the lawful claims of all persons.

In witness whereof, the grantor has executed this Warranty Deed on this 19th day of July, 2005.

Richard Wayne Richardson
Conservator for Vernita Buchanan Starstine
(formerly Vernita Richardson)

State of Tennessee)
County of Davidson)

Personally appeared before me, Susan Long Oliver, a Notary Public in and for the said state and county, Richard Wayne Richardson, the bargainor, with whom I am personally acquainted or proved to me upon satisfactory evidence, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 19th day of July, 2005.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUSAN LONG OLIVER DAVIDSON COUNTY

My Commission Expires: 9/30/06