STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this.

Notary Public

My Commission Expires: 5-28-06

KATHRYN D. CAVITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/02/05 13:56 3 pgs
Fees:18.00 Taxes:788.10
20050802-0090370

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Richmond
3913 Bryce Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Dr., #400
Franklin, TN 37067

MAP-PARCEL NUMBERS:

172.15-0A-131.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Keith H. Christian and Cynthia Jewell Christian hereinafter referred to as Grantors, hereby transfers and conveys to Mark L. Richmond and wife, Melissa M. Richmond hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot 126, on the Plan of Section Nine, Holt Woods, as shown in Book 9700, page 164, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for amore particular description of said lot.

Being the same property conveyed to Keith H. Christian and wife, Cynthia Jewell Christian by Warranty Deed from Wayne L. Chuko and wife, Kristin M. Chuko, of record in **Instrument No. 200003280031027, dated March 20, 2000, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 9700, Page 164, Register's Office of said County.

Charter of record in Book 9570, page 5, Register's Office for Davidson County.

Bylaws of record in Book 9670, Page 13, said Register's Office.

Restrictive Covenants of record in Book 9933, page 151, Book 9933, Page 1553, Book 10062, page 821, Book 10256, Page 504, Book 10256, Page 506, Book 10258, page 142, Book 10469, Page 57, Book 10800, Page 575, Book 11096, Page 143, Register's Office for Davidson County.

Quitclaim Deed to HOA of record in Instrument No. 200208070095356, said Register's Office.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3913 Bryce Road, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this.

Keith H. Christian

Cynthia Jewell Christian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Keith H. Christian, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 28th day of July, 2005.

Witness my hand and official seal this 28th day of July, 2005.

Notary Public

My Commission Expires: 11/4/05

250602393

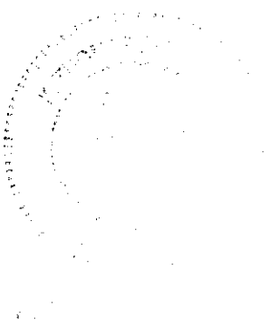
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Cynthia Jewell Christian, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 28th day of July, 2005.

Witness my hand and official seal this 28th day of July, 2005.

Notary Public

My Commission Expires: 11/2/05



250602393