This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2050176

Davidson County DEEDWARR
Recvd: 10/05/05 12:52 2 pgs
Fees:13.00 Taxes:185.00

20051005-0120046

Send Tax Bills To:

New Owner is:
Shayne and Vanessa Harris
1053 Johns Road
Joelton, TN 37080-4811

MAP: 39
PARCEL: 19 & 20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gregory F. Richardson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shayne A. Harris and Vanessa D. Harris,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 5489 & 5491 Clarksville Pike, Whites Creek, TN 37189

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

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John H. Wright, #1014, dated September 24, 1990, as follows:

Beginning at an iron stake on the southwesterly margin of Clarksville Highway at a point 442.8 feet southeast of the center line of Old Hickory Boulevard; thence with said Highway, 123.0 feet to a point; thence in a southerly direction 200.0 feet to a point; thence westerly 123.0 feet to a point; thence northerly 200.0 feet to the point of beginning.

Being the same property conveyed to Gregory F. Richardson from Mark A. Gullen, unmarried, by Warranty Deed dated November 30, 2004 and recorded December 3, 2004 in Instrument No. 20041203-0144089, Register's Office for Davidson County.

This conveyance is subject to Easements of record in Book 7461, page 850 & 853, Register's Office for Davidson County.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of October, 2005.

GRANTOR:

Gregory F. Richardson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gregory F. Richardson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of October, 2005.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

SWORN TO and subscribed before me this 4th day of October, 2005

NOTARY PUBLIC

My commission expires:

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05