Davidson County DEEDWARR
Recvd: 11/17/05 11:13 3 pgs
Fees:18.00 Taxes:120.25
20051117-0138996

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of November, 2005, by and between RANDALYN REJEANNA BANDY, UNMARRIED, hereinafter called Grantor, and RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RANDALYN REJEANNA BANDY, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5550 OLD HICKORY BLVD., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

RANDALYN REJEANNA BANDY
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RANDALYN REJEANNA BANDY, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton, **TENNESSEE, this** 15th **day of November, 2005.**

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Howard M Skipworth
Notary Public

My Commission Expires: MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILITY COMPANY
6373 OLD HICKORY BLVD.
WHITES CREEK, TN 37189

Property Address:

5550 OLD HICKORY BLVD., NASHVILLE, TN ~~37218~~
Person Responsible for Taxes: S.O.

Same as new owner

Map & Parcel #: MAP 47, PARCEL 74

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **32500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of **November, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires:

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-291J

EXHIBIT 'A'

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

Tract 1: Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, and described according to a survey prepared by Ralph W.C. Lambert, Surveyor, August 30, 1954, as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Boulevard in the intersection of a gravel roadway at the southwesterly corner of the property conveyed to Alvin D. Brigham and wife, Maye Brigham, by deed from Seth E. Walker and wife, Ann Walker, of record in Book 1715, Page 448, Register's Office for said County; thence with said gravel roadway as follows: North 88 deg. East 55 feet to an iron pin, North 53 deg. 30' East 437 feet to an iron pin; thence North 82 deg. East 100 feet, more or less, to an iron pin; thence North 73 deg. West, passing a 24 inch elm at the margin of said gravel roadway and continuing with a utility line a total of 390 feet to a stake in the easterly margin of Old Hickory Boulevard; thence with the easterly margin of Old Hickory Boulevard, South 22 deg. West 403 feet to the point of beginning, and containing 1 1/2 acres, more or less.

Being the same property conveyed to Thomas Bandy, a single person, by Warranty Deed from Joel Ray Earwood, Sr., a widower, of record in Book 10167, Page 741, and further conveyed to Randalyn Rejeanna Bandy, unmarried, by Quitclaim Deed from Thomas Wayne Bandy, pursuant to final divorce decree, of record in Instrument Number 20041228-015910, said Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 47, PARCEL 74).
2. Covenants as prescribed by Metro Codes Administration, of record in Book 11250, Page 911, Register's Office for DAVIDSON County, Tennessee.