| Name and Address of New Owners: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Paul L. Richey<br>7708 Buffalo Road<br>Nashville, TN 37221 | Same | David W. McMackin<br>5200 Maryland Way, Suite 130<br>Brentwood, TN 37027 |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer ~~is $~~330,000.00

Paul L. Richey

Affiant
Subscribed and sworn to before me on this 30th day of November, 2005.

D. W. McMackin

Notary Public

My Commission Expires:

Map & Parcel No.
113.00-0-113.00

Davidson County DEEDWARR
Recvd: 12/02/05 10:55 2 pgs
Fees:13.00 Taxes:1221.00
20051202-0145031

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: SEPTEMBER 30, 2006

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/300 DOLLARS ($30.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, William L. Sovine, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Paul L. Richey, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

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

Beginning at a railroad in the center line of Buffalo Road, said point being 9240 feet, more or less, North of Highway 70; thence with the center of said Road, North 12 degrees East 85 feet to a nail, North 18 degrees East 150 feet to a nail; North 13 degrees East 300 feet to a nail; North 16 degrees East 100 feet to a railroad spike in the said Road; thence leaving said Road, North 53 degrees West 538.2 feet to an iron pin in the boundary of DeMoss; thence with said DeMoss boundary line, due South 400 feet to an old iron pin, a corner to Resha; thence along said Resha's line, South 23 degrees East 577.4 feet to an iron pin; thence South 84 degrees East 25 feet to the point of beginning, containing 6 acres, more or less.

Being the same property conveyed to Phyllis S. Sovine and husband, William S. Sovine, by Quitclaim Deed dated 11/02/1999 from Phyllis S. Sovine of record in Book 11741, page 34, said Register's Office.

The said Phyllis S. Sovine is now deceased.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

**WITNESS** our hands on this 30th day of November, 2005.

William L. Sovine

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Sovine, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2005.

Notary Public

My Commission Expires:

(SEAL)

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
SEPTEMBER 30, 2006