STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Subscribed and sworn to before me, this December 5, 2005.

My Commission Expires 1/27/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Affiant

Notary Public

MY COMMISSION EXPIRES JAN 27, 2007

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 11:07 2 pgs
Fees:13.00 Taxes:214.60
20051227-0153793

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS., INC.
TWO BRENTWOOD COMMONS, STE 150
750 OLD HICKORY BLVD.
BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: GUY RICHIE SUSAN RICHIE		NAME: GUY RICHIE SUSAN RICHIE	
STREET ADDRESS: LOT 19 DEER RUN ROAD		STREET ADDRESS: LOT 19 DEER RUN ROAD	
CITY: JOELTON	STATE: TENNESSEE	CITY: JOELTON	STATE: TENNESSEE
ZIP CODE: 37080		ZIP CODE: 37080	
MAP & PARCEL NO.: 004-00-0-211.00			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHRISTOPHER MULE AND WIFE, DONNA MULE**

HEREINAFTER CALLED GRANTORS HAVE, BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **GUY RICHIE AND WIFE, SUSAN RICHIE**

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND A PORTION OF THAT PROPERTY CONVEYED TO NOBLE C. CAUDILL II IN (DB 8114, PG 913 RODCT) TAODCT; MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT A EXISTING IRON PIN IN THE NORTHERLY MARGIN OF A 50' INGRESS & EGRESS EASEMENT; SAID POINT BEING THE MOST SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE MOST SOUTHWEST CORNER OF TRACT 18, THENCE WITH EASEMENT N 40° 26' 57" W, 66.14' TO A EXISTING IRON PIN; THENCE WITH A CURVE TO THE RIGHT (I= 41° 24' 35", R= 50.00', L= 36.14' & C= 35.36') 36.14' TO A EXISTING IRON PIN; THENCE WITH A CURVE TO THE LEFT (I= 101° 27' 10", R= 50.00', L= 93.77' & C=80.62') 90.77' TO A EXISTING IRON PIN; THENCE N 16° 29' 32" W, 947.29' TO A EXISTING IRON PIN; THENCE S 81° 20' 00" E, 612.10' TO A EXISTING IRON PIN; THENCE S 09° 04' 11" W, 894.79' TO A EXISTING IRON; THENCE S 49° 33' 03" W, 100.00' TO THE POINT OF BEGINNING.

RESTRICTIONS OF RECORD IN BOOK 8211, PAGE 319, AMENDED IN BOOK 9259, PAGE 316, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BY-LAWS OF RECORD IN BOOK 8211, PAGE 327, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CHARTER OF RECORD IN BOOK 8211, PAGE 333, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER MULE AND WIFE, DONNA MULE BY WARRANTY DEED FROM CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP AND NOBLE C. CAUDILL, II, INDIVIDUALLY, DATED 06/19/98, RECORDED 06/25/98, IN BOOK 10991, PAGE 361, DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS LOT 19 DEER RUN ROAD, JOELTON, TN

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE 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 WE DO FURTHER COVENANT AND BIND OURSELVES, OUR 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..

WITNESS OUR HANDS THIS December 5, 2005.

CHRISTOPHER MULE

DONNA MULE

State of TENNESSEE
County of DAVIDSON } ss

On this the December 5, 2005, before me, the undersigned Notary Public, personally appeared **Christopher Mule and Donna Mule**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my ~~hand and official seal~~.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My commission expires 1-07-07

MY

WARRANTY DEED