This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
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20060109-0002717

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randy Richards** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Katherine C. Green** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 30th day of December, 2005.

Randy Richards

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Randy Richards** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 30 day of December, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$84,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30 day of December, 2005.

Notary Public

My Commission Expires:_____

Map and Parcel: 49-91.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Katherine C. Green
5454 Buena Vista Pike
Whites Creek, TN 37189

Exhibit A

Land located in the 1st Councilmanic District of Nashville, Davidson County, Tennessee being bounded on the north by consumers gasoline stations Inc. on the east by Whites Creek Pike on the south by Whites Creek and Campbell and on the west by Perry, Sharp and Buena Vista Pike, described by a composite description derived from Tennessee department of transportation ROW, plans adjacent deed description and field measurements shown on a mortgage loan insprection dated 2-21-03 by Campbell, McRae and Associates surveying Inc. (John Hood TN. R.L.S. # 1838) as follows: Beginning at a point on the westerly margin of Whites Creek Pike, said point being a corner to consumers gasoline stations Inc. (Instrument # 20011023-0115458 R.O.D.C., TN) and the Northeast corner of the herein described land; thence with said westerly margin of Whites Creek Pike S 18 degrees 43' 26" E 84.79 feet (meas) to a point; thence continuing with said Whites Creek Pike S 38 degrees 38' 48" E 174.91 feet to a point in the center of Whites Creek in the northerly line of Margie A. Bundy; thence with said Bundy S 33 degrees 01' 18" W 42 feet more or less (scaled) to a point at the center of the Edsel E. Perry land (BK 10952, PG 63 R.O.D.C., TN); thence with said Perry and Charles D. Sharp (BK 9358, Page 680 R.O.D.C., TN) N 26 degrees 47' 00" W 124 feet more or less (scaled) to a point at the Southeast corner of the Steve Campbell land (Bk 11006, PG. 330 R.O.D.C., TN); thence with said Campbell N 22 degrees 37' 04" W 79.54 feet to a point in said westerly margin of Whites Creek pike and at said Campbell's northeast corner; thence leaving said Whites Creek pike with said Campbell's northerly line S 67 degrees 53' 33" W 202.56 feet (meas) to a point in the easterly margin of Buena Vista Pike; thence with said easterly margin 04 degrees 24' 25" W 64 feet (meas) to a point; thence leaving said Buena Vista Pike N 60 degrees 28' 07" F 187 feet more or less (meas) to the point of beginning.

Being the same property conveyed to Randy Richards unmarried, by Special Warranty Deed from Federal National Mortgage Assocation a/k/a Fannie Mae dated 03/15/05, and recorded 03/15/05 as Instrument Number 200503150028396, Register's Office for Davidson County, Tennessee.