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 13th day of January, 2006, by and between RICHARDSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantor, and MICHAEL HITE, 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, RICHARDSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY CO., as Grantor, does hereby bargain, sell, transfer and convey unto MICHAEL HITE, hereinafter referred to as Grantee, his successors, heirs 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, his successors, heirs 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, itself and its successors and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs 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.

RICHARDSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY CO.

BY: _____
GREGORY RICHARDSON, MANAGING MEMBER
Signature of Seller

_____
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/19/06 14:14 3 pgs
Fees:18.00 Taxes:185.00

20060119-0007428

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, GREGORY RICHARDSON, MANAGING MEMBER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMSELF to be MANAGING MEMBER of **RICHARDSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY CO.**, the within named bargainor, and that HE as such **MANAGING MEMBER executed the foregoing instrument for the purpose therein contained, by signing the name of RICHARDSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY CO. by HIMSELF as MANAGING MEMBER.**

Witness my hand, at office, in JOELTON, TENNESSEE, this 17th, day of **January, 2006.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

Name and Address of Property Owner:

MICHAEL HITE

5550 OLD HICKORY BLVD.
NASHVILLE, TN 37218

Property Address:

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

Michael Hite
5465 Eutons Creek Rd.
Ashland City, TN 37015

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 **50000** 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.

Michael Hite
Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of **January, 2006.**

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 06-312J

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 RICHARDSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY CO., by Warranty Deed from RANDALYN REJEANNA BANDY, UNMARRIED, of record in INSTRUMENT NUMBER 20051117-0138996, 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.