WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/06 08:16 2 pgs
Fees:13.00 Taxes:1842.60

20060221-0019640

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 19502-1

The actual consideration or value, whichever is greater, for this transfer is **$498,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Claudia W. Dickerson	**"New Owner"**	**146-10-0-007.00**
810 Brentview Drive		
Nashville, TN 37220		

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, WE,

Roger K. Richardson and Michael R. Maultz, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claudia W. Dickerson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Fieldcrest Estates, as of record in Book 2331, Page 124, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Roger K. Richardson and Michael R. Maultz, as Joint Tenants with Right of Survivorship, by Special Warranty Deed from Prudential Residential Services, limited partnership, of record in Instrument No. 20050601-0061827, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 2331, Page 124, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Roger K. Richardson, pursuant to a Power of Attorney executed by same on the 14th day of February, 2006, of record in Instrument No. *, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Michael R. Maultz, pursuant to a Power of Attorney executed by same on the 14th day of February, 2006, of record in Instrument No. **, Register's Office for Davidson County, Tennessee.

This is Improved (X) unimproved (____) property, known as: **810 Brentview Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **17th** day of **February, 2006.**

Roger K. Richardson By: J. Cook, Atty in Fact
Roger K. Richardson
By: John T. Cook, Attorney-in-fact

Michael R. Maultz By: J. Cook, Atty in Fact
Michael R. Maultz
By: John T. Cook, Attorney-in-fact

* 20060221-0019638
** 20060221-0019639

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named John T. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Roger K. Richardson and Michael K. Maultz, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Roger K. Richardson and Michael K. Maultz for the purpose therein contained, by signing the name of Roger K. Richardson and Michael K. Maultz by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, **2006.**

Angela G. Batson

Notary Public

My Commission Expires: 8-28-06

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY