Return to: LandCastle Title
810 Crescent Center Drive
Suite 280
Franklin, Tennessee 37067

Record 1st

Davidson County DEEDWARR
Recvd: 03/24/06 14:41 2 pgs
Fees:13.00 Taxes:693.75
20060324-0034049

TAX IDENTIFICATION: 172-12 A 102

SEND TAX BILLS TO

~~David Bryan~~
105 Peak Hill Circle
Nashville, TN 37211

NAME AND ADDRESS OF NEW OWNERS
David Andrew Bryan and Sydney Benedito
105 Peak Hill Circle
Nashville, TN 37211

Prepared From Information Furnished by the Parties by:

Phillip M. George, Attorney at Law
P. O. Box 467
Smyrna, TN 37167

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged; we, the undersigned, **JEREMY S. RICHERSON and wife, LESLIE L. RICHERSON,** have bargained and sold and do by these presents hereby transfer and convey unto **DAVID ANDREW BRYAN and SYDNEY BENEDITO, as joint tenants,** their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 145, on the Plan of Section Five, Bradford Hills, of record in Book 7900, page 6 and amended in Book 7900, pages 287 & 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being property conveyed to Leslie Richerson et vir from Jerry Taylor by deed dated January 29, 1999, appearing of record in Book 11328, page 13, of the Register's Office of Davidson County Tennessee.

This conveyance is subject to all matters appearing on the Plan of Section Five, Bradford Hills, of record in Book 7900, page 6, and amended in Book 7900, pages 287 & 288, Register's Office of Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170 and Book 8372, page 901; By-Laws of record in Book 8071, page 531; Charter of Bradford Hills Homeowner's Association, Inc. of record in Book 8071, page 520; Open Space for common area conveyed to Bradford Hills Homeowner's Association, Inc. in Quitclaim Deed of record in Book 8154, page 304, and Book 9779, page 672; Deeds of conveyance for sanitary sewers of record in Book 8377, page 769, Book 8377, page 808 and Book 8614, page 870, all of said Register's Office; and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with said Grantees that we are lawfully seized and possessed of said real estate; have a good right to convey same; and that it is unencumbered except by the lien of the 2006 property taxes, which taxes have been prorated between the parties and the Grantees assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to the said real estate unto said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 14th day of March, 2006.

JEREMY S. RICHERSON

LESLIE L. RICHERSON

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JEREMY S. RICHERSON and LESLIE L. RICHERSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 14th day of March, 2006.

SUSANNE E. MARLOWE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My commission expires: 10-20-08

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $187,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14 day of March, 2006.

Notary Public

My commission expires: _____

My Commission Expires June 2009

ANGELA R. PARKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON