FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/06 14:38 2 pgs
Fees:13.00 Taxes:646.39
20060404-0038508



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,700.00

William H Runions
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William H. Runions	NEW OWNER	Map 146
5005 Montclair Dr.		Group 8
Nashville, TN 37211		Parcel 188

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

Morris W. Richardson and wife, Betty A. Richardson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William H. Runions, 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. 448 on the Plan of Section Six, Crieve Hall Estates, of record in Book 2331, Pages 1 and 2, Register's Office for said County.

Said Lot No. 448 fronts 90.0 feet on the westerly margin of Montclair Drive and extends back 230.6 feet on the broken northerly line and 213.4 feet on the southerly line to a dead line in the rear, measuring 38.0 feet thereon.

Being part of the same property conveyed to Morris W. Richardson and wife, Betty A. Richardson by Quitclaim Deed from Betty Ann Moss Graves Richardson and Betty A. Moss of G & M Investments, of record in Book 9297, Page 435, dated March 16, 1994, Register's Office for said County. See also deed of record in Book 5178, Page 609, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2332, Page 92 and Book 3134, Page 159, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 1 and 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5005 Montclair Dr., Nashville, TN 37211

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 our hands this 31st day of March, 2006.

Morris W. Richardson
Morris W. Richardson

Betty A. Richardson
Betty A. Richardson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris W. Richardson and Betty A. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2006.

My Commission Expires: 1/20/08

Notary Public

