Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$141,000.00**
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April, 2006.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2/15/09 (AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester P. Richardson 306 Marita Avenue Goodlettsville, TN 37072	SunTrust Mtg. Co,. 201 4th Ave. No./7th FL Nashville, TN 37219	Map 34-09 Parcel 37

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,

Tracy Lee Higgins, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lester P. Richardson, 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:

BEING LOT NO. 25 ON THE PLAN OF GATEWAY, SECTION 1, OF RECORD IN PLAT BOOK 3300 AT PAGES 39 AND 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TRACY LEE HIGGINS AND HUSBAND, VINCENT P. HIGGINS FROM JOHN W. JORDAN AND WIFE, FAYE J. JORDAN, DATED JUNE 29, 1995, AND OF RECORD IN BOOK 9725, PAGE 414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN TRACY LEE HIGGINS, UNMARRIED, BY QUITCLAIM DEED FROM VINCENT P. HIGGINS, UNMARRIED, DATED AUGUST 2, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20050808-0093062, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 39 and 40, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3344, Page 582, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 306 Marita Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 11 day of April, 2006.

Tracy Lee Higgins
Tracy Lee Higgins

Davidson County DEEDWARR
Recvd: 04/13/06 12:45 2 pgs
Fees:13.00 Taxes:521.70
20060413-0042569

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tracy Lee Higgins, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of April, 2006.

Amy Beth Elmore
NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

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