313
Garnet
Lee

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/03/06 09:20 2 pgs
Fees:13.00 Taxes:1524.40

20060703-0078916

W & I Ref:(_____) Title No: 47883
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marisa Adair William Adair 224 Harding Place Nashville, Tennessee 37205	Pinnacle Natl Bank 7040 Carothers Pkwy Franklin TN 37064

TAX MAP-PARCEL NUMBERS: 13001013000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$412,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald C. Richards and spouse, Amy P. Richards,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marisa Adair and husband William Adair** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, page 94 and 95 Register's Office for said County.

Said Lot No. 30 fronts 60 feet on the easterly margin of Westover Drive, now known as Harding Place extends back between parallel lines 210 feet to a dead line in the rear together with and subject to an easement for driveway purposes of record in Book 8229, page 213, said Register's Office.

Being the same property conveyed to Ronald C. Richards and wife, Amy P. Richards by deed from Kreig D. Roof and wife, Elizabeth I. Evers Roof of record in Doc. No. 20020524-0063680, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Pages 94 and 95, said Register's Office. Subject to an easement for driveway purposes of record in Book 8229, page 213, said Register's Office.

This is improved property, known as: 224 Harding Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2006.

Ronald C. Richards

Amy P. Richards

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2006 , before me the undersigned authority, personally appeared Ronald C. Richards and Amy P. Richards , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $412,000.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2006

NANCY A. BARLOW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

My Commission Expires:

Notary Public