THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 07/11/06 13:56 2 pgs
Fees:13.00 Taxes:592.00
20060711-0083261

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Willie Richardson 306 Bellshire Court Nashville, TN 37027	Willie Richardson 306 Bellshire Court Nashville, TN 37207	050-03-0-053.00

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, **Lorna Richardson**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Willie Richardson*** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

* A single man

Being Lot Nos. 49 A and 49 B on the plan of Bellshire Terrace of record in Book 6250, page 179 and 180, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description.

Being the same property conveyed to Lorna A. Richardson from Southside Associates, LTD by deed dated 5/28/99 of record in Book 11509, page 295, said Register's Office.

This is improved property known as: 306 Bellshire Court, Nashville, TN 37027

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. Whenever 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 10th day of July, 2006.

Lorna Richardson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Lorna A Richardson, 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 within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 10th day of July, 2006.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Willie L. Richardson
AFFIANT

Subscribed and sworn to before me this 10 day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY