Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September 2006.

Notary Public
My commission expires: 1/27/07

NANCY E. SWYNN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Davidson County DEEDWARR
Recvd: 09/15/06 15:38 2 pgs
Fees:13.00 Taxes:1054.50
20060915-0114750

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kenneth A. Richards and Mary R. Richards 141 Harpeth Trace Dr Nashville TN 37221	SAME	143-03-0-D141.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William F. Curry, Jr. and wife Nina E. Curry hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kenneth A. Richards and wife Mary R. Richards hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A part of the Harpeth Trace Condominium tract as shown per plat incorporated by reference herein, of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee.

Being Unit No. 141, as shown on said plat, and more fully described by the Master Deed establishing a Horizontal Property Regime, with respect to Harpeth Trace Condominium, including the plan and the Administrative By-Laws, covenants and restrictions thereunto attached and exhibited, recorded in Book 5116, page 751, Register's Office for said County.

Being the same property conveyed to William F. Curry, Jr. and wife, Nina E. Curry by Deed of record in Book 11256, Page 191, recorded 12/16/1998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Easement(s) of record in Book 4734, page 901 in the said Register's Office. 2) Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 5099, page 783. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5120, page 918, and in any allied instrument(s) referred to in said restrictions. 4) Taxes for the year 2006, a lien, which are not yet due and payable. 5) All matters shown on Plat recorded in Book 5050, page 47. 6) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations

all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Harpeth Trace Condominium, and recorded in Book 5116, page 51, Register's Office for Davidson County, Tennessee.

This property is improved property known as 141 Harpeth Trace Dr, Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 15th day of September, 2006.

William F. Curry, Jr.

Nina E. Curry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Curry, Jr. and Nina E. Curry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee. this 15th day of September, 2006.

Notary Public

My Commission expires: 1/27/07

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

FILE NO: 05322