Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-1580

Davidson County DEEDWARR
Recvd: 09/18/06 16:00 2 pgs
Fees:13.00 Taxes:314.50
20060918-0115586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of September, 2006.

Notary Public

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expiration:

12/21/09

ADDRESS OF NEW OWNER:
Herbert Richards and Rhonda Richards
806 Drummond Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
119120/064.00

WARRANTY DEED

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,

Beverly K. Hedgepath, an unremarried widow,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronda

Herbert Richards and ~~Rhonda~~ Richards , husband and wife,

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. 168 on the Map of Battlewood, Section II, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 168 runs 92 feet on the easterly side of Drummond Drive and runs back between lines 260.40 feet on the northerly line and 221.51 feet on the southerly line to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to Ronnie Lee Hedgepath and wife, Beverly K. Hedgepath on 05/31/1973 by deed from First Industrial Corp., filed for record on 06/05/1973 in Book 4714, page 366, Register's Office for Davidson County, Tennessee. Ronnie Lee Hedgepath having since died leaving title vested solely to Beverly K. Hedgepath.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **806 Drummond Drive 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 my hand this 12 September 28th day of August, 2006.

Beverly K Hedgepath
Beverly K. Hedgepath
by Dara Barnes, atty in fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, with whom I am personally acquainted (or 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 and official seal at _____, Tennessee this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of September, 2006, before me personally appeared Dana R. Barnes, to me known to be the person who executed the foregoing instrument in behalf of Beverly K. Hedgepath as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Beverly K. Hedgepath. Witness my hand and official seal.

_____
Notary Public

TRACY A. HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expiration: 12/21/09

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: