THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
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Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 09/29/06 14:04 2 pgs
Fees:13.00 Taxes:495.80
20060929-0120840

Property Address:
702 Hayling Court, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew Herzer and wife, Stephanie Herzer**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **William S. Richards**, UNMARRIED, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 95, on the Plan of Wembley Downs, Section Two, as shown by plat of record in Plat Book 7900, Page 363, amending Plat Book 8250, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Edward L. Brumbach and wife, Leslie T. Brumbach, dated October 18, 2000, and recorded October 24, 2000, in the Register's Office for Davidson County, Tennessee, Instrument Number 200010240105503.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 28 day of September, 2006.

Matthew Herzer {Seal}
Matthew Herzer

Stephanie Herzer {Seal}
Stephanie Herzer

State of TENNESSEE
County of DAVIDSON

On this the 28 day of September, 2006, before me, the undersigned officer, personally appeared Matthew Herzer and Stephanie Herzer, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBIN LEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $134,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 28th of September, 2006.

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 05-03-2010

Name of Owner and Property Address:
William S. Richards
702 HAYLING COURT
HERMITAGE, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
William S. Richards
C/O 1ST TRUST BANK FOR SAVINGS
~~P.O. BOX 17267~~
MEMPHIS, TN 38187

Tax Parcel ID#: 064.16-0C-057.00-CO