This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 075-12-0-C
PARCEL: 019.00CO
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Paul M. Richmond, II
3868 Central Pike, Apt. 201
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 11/15/06 14:23 2 pgs
Fees:13.00 Taxes:510.60
20061115-0141988

WARRANTY DEED

THIS INDENTURE, made this 13th day of November, 2006 between

Diana L. Sullivan, unmarried

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Paul M. Richmond, II, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Unit 201, Parcel 19, Building 2 on the Plan of Brookside Park (Villa) Townhomes, Phase 2, of record in Instrument No. 200010100100359, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Diana L. Sullivan, unmarried by Warranty Deed dated 7/23/04 from Carolyn J. Bowlds of record in Instrument Number 20040727-0089542, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Diana L. Sullivan

Diana L. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana L. Sullivan unmarried the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of November, 2006.

Notary

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $138,000.00.

Diana L. Sullivan
Affiant

Sworn to and subscribed before me, this 13 day of November, 2006.

Notary Public

My Commission Expires: 12/31/2006