WARRANTY DEED

State of Tennessee
County of Orange

The actual consideration or value, whichever is greater, for this transfer is **$85,750.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2006.

Notary Public

My commission expires: **MY COMMISSION EXPIRES: July 24, 2010**

(AFFIX SEAL)

AMY GERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deborah Farnell, Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
R.H. Richards, Jr.	**New Owner**	**072 14 0 420.00**
1315 McKennie Avenue		Davidson County DEEDWARR Recvd: 12/05/06 10:52 2 pgs Fees:13.00 Taxes:317.28
Nashville, Tennessee 37206		20061205-0149886

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Harriet C. Vanpelt and Jon C. Clouse, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R.H. Richards, Jr., a single man

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. 1, on the Resubdivision of the southerly part of Lot number 40, H.M. Doak Subdivision as shown on plat of record in Plat Book 5210, page 185, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Harriet C. VanPelt and husband, Jon C. Clouse by Deed of record in Book 10199, Page 879 recorded 9/23/1996, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Harriet C. VanPelt by Deed of record in Book 8798, Page 711 recorded 11/30/1992, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **1409 Douglas Avenue, Nashville, Tennessee 37206**

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 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/our hand(s) this **17th** day of **November, 2006.**

Harriet C. Vanpelt

Jon C. Clouse

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Harriet C. Vanpelt and Jon C. Clouse, wife and husband & Harriet C. Vanpelt and Jon C. Clouse, wife and husband,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **November, 2006.**

Notary Public

MY COMMISSION EXPIRES:
July 24, 2010

My Commission Expires:_____

