Davidson County DEEDWARR
Recvd: 01/02/07 08:06 3 pgs
Fees:18.00 Taxes:159.10
20070102-0000030

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of December, 2006, by and between RONALD E. WILLIAMS and DEBRA F. WILLIAMS, HUSBAND AND WIFE, hereinafter called Grantors, and DONALD M. RICHARDSON, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RONALD E. WILLIAMS and DEBRA F. WILLIAMS, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto DONALD M. RICHARDSON, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 0 GREER RD., RIDGETOP, TN 37052.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

RONALD E. WILLIAMS
Signature of Seller

DEBRA F. WILLIAMS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RONALD E. WILLIAMS and DEBRA F. WILLIAMS, HUSBAND AND WIFE, 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, at Gallatin, Tennessee, **this** 27th **day of December, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

DONALD M. RICHARDSON

Property Address:

0 GREER RD., RIDGETOP, TN 37052
Person Responsible for Taxes:
DONALD M. RICHARDSON
103 SYCAMORE DR.
WHITE HOUSE, TN. 37188

Map & Parcel #: MAP 006, PARCEL 011.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$43000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Donald M. Richardson
Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of **December, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-383J

EXHIBIT 'A'

Land in Davidson County, Tennessee, and being described as follows, to-wit:

Beginning at an iron pin (new) at the easterly margin of Greer Rd., the northeast corner of the herein described tract and the southwest corner of a tract of land which belongs to E.W. Adams, having a deed reference in Deed Book 2902, Page 231, Register's Office for Davidson County, Tennessee; thence, with the southerly line of said E.W. Adams, South 57 deg. 35' 45" East, 649.24 feet to an iron pin (new) at the westerly line of a tract of land which belongs to Anthony Heath, having a deed reference in Deed Book 10413, Page 973, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said Anthony Heath, South 35 deg. 48' 15" West, passing a common corner to said Anthony Heath and a tract of land which belongs to Glen Rager, having a deed reference in Deed Book 5199, Page 304, Register's Office for Davidson County, Tennessee, continuing in all 75.00 feet to an iron pipe (old) at the northeasterly corner of a tract of land which belongs to Tammany J. Gentry having a deed reference in Deed Book 6478, Page 988, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Tammany J. Gentry, North 54 deg. 53' 45" West, 522.08 feet to an iron pin (new) at the easterly margin of Greer Road, thence, with said margin of road as follows: along a curve to the left having a radius of 350.00 feet, a delta angle of 25 deg. 57' 21" an arc length of 158.56 feet, and a chord bearing and distance of North 28 deg. 29' 52" East, 157.20 feet; thence North 15 deg. 231' 11" East, 305.92 feet to the point of beginning containing 6.05 acres, more or less, as surveyed by Steven E. Artz and Associates, Inc., 514 South Brown Street, Ste. 600, Springfield, TN 37172, May 24, 2001.

Being the same property conveyed to RONALD E. WILLIAMS and DEBRA F. WILLIAMS, HUSBAND AND WIFE by Warranty Deed from Neal Adams, Executor of the Estate of Jessie Mae Adams, filed for record in Instrument Number 20010807-0084724, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 006, PARCEL 011.00).

2. Restrictive Covenants of record in Instrument Number 20010807-0084724, Register's Office for DAVIDSON County, Tennessee, which states regulations on building a structure on said property.