This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0703050TK
After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$93,201.00**

Affiant

Subscribed and sworn to before me, this 28th day of March, 2007

Notary Public
My commission expires: May 3, 2010

Davidson County DEEDWARR
Recvd: 04/16/07 12:45 2 pg
Fees:13.00 Taxes:344.84
20070416-0045279

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Marla M. Richardson 1757 Forsyth Park Dr Brentwood TN 37027	Newowner	150-1-177

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 consideration, the receipt of which is hereby acknowledged, I, **Betty D. Larson**, an unmarried woman hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas Kelly Derryberry and Marla M. Richardson,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee,
BEING Lot No. 144 on the Plan of Edge-O-Lake Estates, Section VIII, as of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 144 fronts 80.65 feet on the southerly side of Clearwater Drive and extends back 183.74 feet on the westerly line and 211.24 feet on the easterly line to a rear line on which it measures 86.31 feet thereon.

BEING the same property conveyed to Betty D. Larson by Quitclaim Deed from Thomas M. Larson dated March 10th, 1994 and recorded on March 21, 1994, in Book 9285, Page 219, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Thomas M. Larson and wife, Betty D. Larson by Warranty Deed from Willie C. Reynolds and wife Ethelyne E. Reynolds dated February 4th, 1977 and recorded on February 7, 1977 in Book 5113, Page 10, Register's Office for Davidson County, Tennessee.

The source of this legal description is the last recorded deed of record.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **462 Clearwater Dr, Nashville, TN 37217**

Init Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I Betty D. Larson, sign this Warranty Deed on this the 28th day of March, 2007.

Betty D. Larson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty D. Larson** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of March, 2007.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010