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WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me
This 1 day of May, 2007

Notary exp: 11/22/10

Address of new owners:	Send tax bills to:	Map & Parcel:
1903 Russell Street	Nationwide Advantage Mortgage	83-14-98
Nashville, TN 37206	P. O. Box 919000	
	Des Moines, IA 50391-9000	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We **Jordan Richter and wife Kerlin Richter** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christina Daudelin, unmarried and Matthew A. Deeley** 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(s) 81, as shown on the map entitled Priest Home Place, of record Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 81 fronts fifty feet on the north side of Russell Street (formerly Ruth Street) and runs back northerly between parallel lines 160 feet, more or less, to an alley, and is more particularly describes as follows:

Beginning at a point no the north side of Ruth Street fifty feet east 19th street; thence at right angles northerly, along a line parallel with 19th street, 160 feet more or less, to a point on the southerly margin of an alley in the rear; thence easterly along the southern margin of said alley, fifty feet to a point; thence at right angles, southerly 160 feet, more or less, to Ruth Street; thence westerly along the northern margin of Ruth Street fifty feet to the point of beginning.

Being the same property conveyed to JORDAN RICHTER AND WIFE KERLIN RICHTER, by deed from JUDITH L. DAMON, AN UNMARRIED PERSON, of record in Instrument No. 20040910-0109437, dated August 27, 2004, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1903 Russell Street Nashville, TN 37206**

OR The property is unimproved.

Davidson County DEEDWARR
Recvd: 05/02/07 13:21 2 pgs
Fees:13.00 Taxes:647.50

20070502-0052551

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, his heirs and assigns forever; and we do covenant with 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 1 day of May, 2007.

Jordan P. Richter
Jordan Richter by Margaret R. Sherrill his atty-in-fact

Kerlin J. Richter
Kerlin Richter by Margaret R. Sherrill her atty in fact

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Margaret R. Sherrill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said, **Margaret R. Sherrill** to me known to be the person who executed the foregoing instrument in behalf of **Jordan Richter and Kerlin Richter**, acknowledged that she executed the same as the free act and deed of said , and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said **Jordan Richter and Kerlin Richter**, and appearing of record as instrument no. 20070502-0052550, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 1st day of May, 2007.

Rebecca D. Price
Notary Public

My commission expires: 11/22/10

REBECCA D. PRICE
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DAVIDSON COUNTY
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