Davidson County DEEDWARR
Recvd: 05/07/07 12:38 4 pgs
Fees:23.00 Taxes:216.13
20070507-0054576

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

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **May, 2007** between PAMELA ANDERSON, A SINGLE WOMAN, GRANTOR, and JAMES M. KELLEY, UNMARRIED, and BARBARA F. RICHARDSON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, GRANTEEs.

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 consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN NOTE AND DEED OF TRUST FROM PAMELA ANDERSON, A SINGLE WOMAN, TO SECURITY ESCROW & TITLE CO., TRUSTEE, IN THE ORIGINAL PRINCIPAL AMOUNT OF $60,000.00, OF RECORD IN INSTRUMENT NUMBER 20050412-0040643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND GRANTEES HEREBY ASSUME AND AGREE TO PAY WHEN DUE AND HOLD GRANTOR HARMLESS FROM SAME, AND GRANTEES FURTHER AGREE TO ABIDE BY AND FULFILL THE TERMS, CONDITIONS, AND PROMISES CONTAINED IN SAID DEED OF TRUST AND THE NOTE EVIDENCING THE SAME AS FULLY AND COMPLETELY AS IF THE PURCHASER WAS A SIGNATURY TO THE DEED OF TRUST AND NOTE AT THE TIME OF ITS EXECUTION AND DELIVERY, the receipt of which is hereby acknowledged, PAMELA ANDERSON, A SINGLE WOMAN, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto JAMES M. KELLEY, UNMARRIED, and BARBARA F. RICHARDSON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, 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 GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (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 improved property known as 3435 & 3437 KNIGHT ROAD, WHITES CREEK, TENNESSEE 37216.

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

GRANTOR further covenants and binds herself, and her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR and GRANTEEs on the day and year first above written.

Pamela Anderson
PAMELA ANDERSON
Signature of Seller

James M Kelley
JAMES M. KELLEY
Signature of Buyer

Barbara F. Richardson
BARBARA F. RICHARDSON
Signature of Buyer

Accepted and agreed to by:

Gloria Knight
Lender

Name and Address of Property Owner:
James M. Kelley and Barbara F. Richardson
3859 Saunders Ave
Nashville, TN 37216

Person Responsible for Taxes:
SAME

Property Address: 3435 & 3437 Knight Rd., Whites Creek, TN 37216

Map & Parcel #: MAP 049.00-0, Parcels 256 & 257

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 $58,413.62 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.

James M Kelley
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 4th day of May, 2007.

Denise C. Allis
NOTARY PUBLIC

My commission expires: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

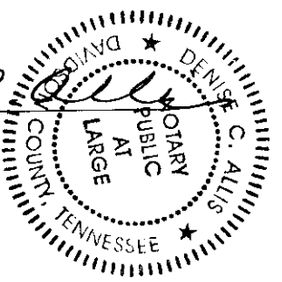
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, PAMELA ANDERSON, A SINGLE WOMAN, 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 Madison, Tennessee, this 4th day of May, 2007.

Notary Public

My Commission Expires: 5/24/2008



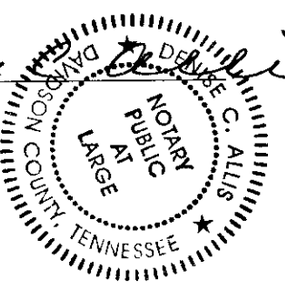
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, JAMES M. KELLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 4th day of May, 2007.

Notary Public

My Commission Expires: 5/24/2008



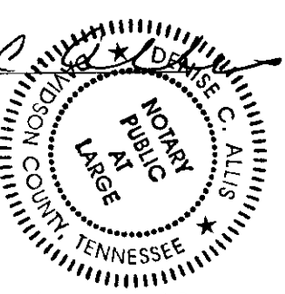
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, BARBARA F. RICHARDSON, **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 Madison, Tennessee, this 4th day of May, 2007.

Notary Public

My Commission Expires: 5/24/2008



INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, GLORIA KNIGHT, 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 Madison, Tennessee, this 4th day of May, 2007.

Notary Public

My Commission Expires: 5/24/2008

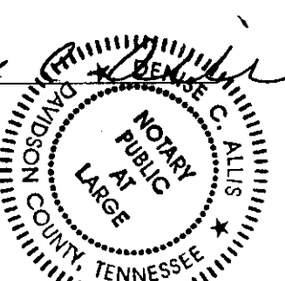


EXHIBIT 'A'

TRACT NO. I:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of Subdivision of part of B.F. Sanders Land, not of record, described according to a survey made by W.G. Omohundro, Surveyor, dated October 18, 1939, as follows:

BEGINNING in the center of Ewing Road at a point 350 feet south of B. F. Sanders original N.W. corner, said point being the corner Lots 7 and 8; thence with the line between said two lots, south 87" 30' East 170 feet; thence South 4" 45' West 50 feet to the corner of Lots 8 and 9; thence with the line between said two lots, north 87" 30' West 170 feet to the center of Ewing Road; thence with the center of said road, North 4" 45' East 50 feet to the beginning.

TRACT NO. II:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Subdivision of Part of B. F. Sanders Land, not of record, described according to a survey made W.E. Omohundro, Surveyor, October 28, 1939, as follow:

BEGINNING in the center of Ewing Road, now known as Knight Road, at a point 400 feet south of B. F. Sanders original N.W. corner, corner of Lots 8 and 9; thence with the line between said lots South 87" 30' East 170 feet; thence South 4" 45' West 50 feet to the corner of Lots 9 and 10; thence with the west line 170 feet to the corner of Ewing Road; thence with the center of said road, North 4" 45' East 50 feet to the point of beginning.

BEING the same property conveyed to Pamela Anderson, by Warranty Deed from Gloria Knight, of record in Instrument Number 20050412-0040642, 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 049.00-0, Parcel 256).

2. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 049.00-0, Parcel 257).

3. Deed of Trust from PAMELA ANDERSON to Security Escrow & Title Co., Trustee, of record in Instrument Number 20050412-0040643, said Register's Office, to secure to Gloria Knight the payment of that certain note dated 3/18/05, in the original principal amount of $60,000.00, due and payable as set forth therein.