# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,246.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Davidson County DEEDWARR
Recvd: 06/20/07 13:10 2 pgs
Fees:13.00 Taxes:1184.91
**20070620-0073720**

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Clifford O. Richmond** | **Same As Owner** | |
| (NAME) | (NAME) | **MAP 095-03-0** |
| **3805 Bedford Avenue** | | |
| (ADDRESS) | (ADDRESS) | **PARCEL 019.00** |
| **Nashville, TN 37215** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM CHRIS STREET** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFFORD O. RICHMOND,** 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 Lots Numbers 1 and 2 on the Map showing the subdivision of Lots 7, 8, 9, 10 and 11 in Bainbridge & Satterfields Subdivision of part of the Nichol Place on Lebanon Turnpike, as of record in Book 547, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 55.4 feet on the northerly side of the Lebanon Turnpike and runs back from the center of said Turnpike 273.70 feet on the easterly line and 288 feet on the westerly line to a dead line, and shows 53.21 feet on said dead line.

Said Lot No. 2 fronts 55.4 feet on the northerly side of Lebanon Turnpike and runs back from the center of said Turnpike 273.70 feet on the westerly line and 259.40 feet on the easterly line to a dead line, and shows 53.21 feet on said dead line.

Being the same property conveyed to William Chris Street by Installment Deed from Ella Frances Hudspeth, Elizabeth Arnelle Hudspeth Brantley and Alma Euline Hudspeth Behm, as Tenants in Common, dated March 6, 1980, recorded March 18, 1980, of record in Book5579, page 988, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Plat Book 547, page 132, said Register's Office.

The property herein conveyed is not the residence of the grantor.

unimproved ☐
This is improved ☒ property, known as 2412 Lebanon Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their 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, 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 hand this 15th day of June, 2007.

William Chris Street

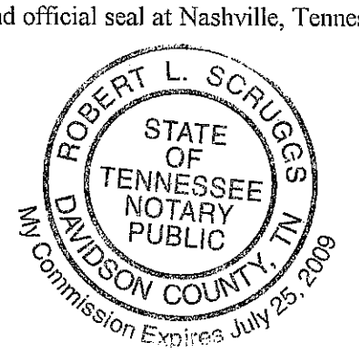
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, William Chris Street the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2007.

Commission expires:




Notary Public