WARRANTY DEED

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

07-07-038-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00.

Kenneth M. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of August, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KENNETH M. RICHARDSON (NAME)	STATE FARM BANK, F.S.B. (NAME)	80-4
1705 South Hamilton Road (ADDRESS)	19 Research Park Court (ADDRESS)	68.00
Nashville, TN 37213 (CITY) (STATE) (ZIP)	St. Charles, MO 63304 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BILLY C. DUKE AND WIFE, MAXINE DUKE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENNETH M. RICHARDSON, unmarried**, hereinafter called the Grantee(s), his 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 part of Lot No. 15 of Block No. 2, on the Plan showing G.T. Sheegog's Subdivision at Bordeaux, of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof and more fully described according to a survey made by James A. Hamilton, Jr., dated March 3, 1950:

BEGINNING in the center of South Hamilton Road, 105.76 feet South of the corner of Lots Nos. 14 and 15; thence with the centerline of said road, southwestwardly 52.88 feet to a point 111.36 feet North of the center line of Old Hydes Ferry Pike; thence northwestwardly 191.29 feet more or less to the easterly line of Lot No. 8; thence with the line between Lots Nos. 8 and 15, northeastwardly 52 feet to a point 104 feet South of the corner of Lots Nos. 14 and 15; thence eastwardly 200.86 feet more or less to the center line of South Hamilton Road, the point of BEGINNING.

BEING the same property conveyed to BILLY C. DUKE AND WIFE, MAXINE DUKE, by Deed from LENA H. HORTON, UNMARRIED, dated April 6, 1984, of record in Book 6266, Page 836, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 08/27/07 14:07 2 pgs
Fees:13.00 Taxes:153.55
20070827-0102627

BEING unimproved ☐
Improved ☒ property known as: 1705 South Hamilton Road, Nashville, TN, 37213.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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.

WITNESS WHEREOF, our hands, this 23rd day of August, 2007.

Billy C. Duke
BILLY C. DUKE

Maxine Duke
MAXINE DUKE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BILLY C. DUKE AND WIFE, MAXINE DUKE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of August, 2007.

My Commission Expires: 5-24-08

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5-24-08

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY