Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1294

Davidson County DEEDWARR
Recvd: 10/04/07 13:51 2 pgs
Fees:13.00 Taxes:2534.50
20071004-0118521

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James Bonnette and wife, Kelly Bonnette, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Richard D. Richards, Trustee of the Revocable Deed of Trust of Richard D. Richards dated 07/26/94, as to a ½ interest and Alice M. Richards, Trustee of the Revocable Deed of Trust of Alice M. Richards dated 07/26/94, as to a ½ interest, hereinafter called the Grantee, Grantee's heirs 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. 87 on the Plan of Revised Section One Otter Wood as of record in Plat Book 6900, page 590, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description; together with an easement for a retaining wall, of record in Book 11111, page 323, Register's Office for Davidson County, Tennessee.

Together with as an appurtenance thereto that certain easement for ingress and egress of record in Book 7667, page 281 said Register's Office.

Being the same property conveyed to James Bonnette and wife Kelly Bonnette by deed from Charles Sussman, Trustee dated October 1, 2004 as Inst. No. 20041007-0121254, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to Restrictive Covenants of record in Book 7260, page 483 and Book 8762, page 199. RODC,, subject to the Charter of Homeowners Association of record in Book 7292, page 315, RODC, subject to matters shown on the plan of record in Book 6900, page 590, RODC, subject to easement (s) for retaining wall of record in Book 11111, page 323m RODC and Property Taxes for the current year.

This is improved property, known as: 87 Altentann, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of September, 2007

James Bonnette

Kelly Bonnette

State of Tennessee)
County of Davidson)

On this 24th day of September, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Bonnette and Kelly Bonnette, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 685,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of September, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Richard D. Richards 87 Altentann Nashville, TN 37215	Owner	158 04 0A 011.00CO