THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 10/19/07 08:31 3 pgs
Fees:18.00 Taxes:2173.75
20071019-0123887

File No. 20844-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sarah J. Boyce 4904 Elkins Avenue Nashville, TN 37209	New Owner	Map 091-16 Parcel 002

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, RICHLAND DEVELOPMENT COMPANY, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SARAH J. BOYCE, hereinafter called the Grantee, her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lots Nos. 515 and 517 of Block No. 67, on No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 515 and 517 front together 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Richland Development Company, a Tennessee general partnership, by Deed from Howard Johnson Wayt, Jr. and Hampton Charles Wayt, of record in Instrument Number 20020301-0025878, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 4606 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its authorized representatives this 16 day of October 2007.

RICHLAND DEVELOPMENT COMPANY
a Tennessee general partnership

By: _____
Sarah J. Boyce, General Partner

By: Susan A Henderson
Susan A. Henderson, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Sarah J. Boyce and Susan A. Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be General Partners of Richland Development Company, a Tennessee general partnership, and who further acknowledged that they, as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partners for the said general partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of October 2007.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $587,500.00

_____
Affiant

Subscribed and sworn to before me this 16 day of October 2007.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

_____
Notary Public
My commission expires 3/22/09

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable.

(b) Matters shown on the Plan of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.