GSRM Spector

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 02/05/08 12:45 3 pgs
Fees:18.00 Taxes:1202.50
20080205-0012001

W & I Ref:(gj Title No: 49148
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
HR Properties of Tennessee 4219 Hillsboro Pike, Suite 332 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 13110006800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **undersigned Elizabeth Caldwell Wilkerson, now known as Elizabeth Caldwell Wilkerson Richards, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee** 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. 72 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County.

Said Lot No. 72 fronts 149.91 feet on the broken easterly margin of General Lowrey Drive and extends back 266.5 feet on the northerly line and 362.23 feet on the southerly line to a broken line in the rear, measuring 196.4 feet thereon, together with and subject to a driveway and retaining wall agreement of record in Book 3310, page 505 and Book 4316, page 637, said Register's Office.

Being the same property conveyed to Elizabeth Caldwell Wilkerson by deed from Charles William Andree and June F. Andree, both unmarried persons, dated February 28, 1997 and recorded on March 3, 1997 of record in Book 10365, page 218, Register's Office for Davidson County, Tennessee. The said Elizabeth Caldwell Wilkerson is now known as Elizabeth Caldwell Wilkerson Richards.

William Owen Richards spouse of Elizabeth Caldwell Wilkerson Richards joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 51, said Register's Office, which Plan shows a 110 foot minimum building setback line from General Lowrey Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Driveway and retaining wall agreement of record in Book 3310, page 505 and Book 4316, page 637, said Register's Office..

This is improved property, known as: 4612 General Lowrey Drive, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 4th day of February, 2008.

Elizabeth Caldwell Wilkerson Richards

State of TENNESSEE
County of DAVIDSON

On this 4th day of February, 2008 , before me the undersigned authority, personally appeared Elizabeth Caldwell Wilkerson Richards, 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.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 4th day of February, 2008

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

Notary Public

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 4th day of February, 2008.

— See other page —
Elizabeth Caldwell Wilkerson Richards

William Owen Richards

State of TENNESSEE
County of DAVIDSON

On this 4th day of February, 2008 , before me the undersigned authority, personally appeared Elizabeth Caldwell Wilkerson Richards,, 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.

My Commission Expires: July 19th, 2008

Notary

LUZ C. MORALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

State of TENNESSEE
County of DAVIDSON

On this 30th day of January, 2008, before me the undersigned authority, personally appeared William Owen Richards, 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.

My Commission Expires: July 19th, 2008

Notary

LUZ C. MORALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 4th day of February, 2008

Notary Public

My Commission Expires: _____