This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Tonya Richardson

2136 Timberwood Drive
Nashville, TN 37215

MORTGAGEE:

First Tennessee Home Loans
a division of First Tennessee Bank NA

SEND TAX BILL TO:

First Tennessee Home Loans
a division of First
Tennessee Bank NA
P.O. Box 809, Memphis TN
38101

MAP 144-11
GROUP
PARCEL 2.00

Davidson County DEEDWARR
Recvd: 04/02/08 10:39 2 pgs
Fees:13.00 Taxes:1341.25

20080402-0032955

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **John Gray Lunsford and wife, Susan Leigh Lunsford,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Tonya Richardson, unmarried,** hereinafter called the GRANTEE, her 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 Lot No. 4 on the Plan of Highland Court, of record in Plat Book 2330, page 82, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Gray Lunsford and wife, Susan Leigh Lunsford by deed from Marguerite Bogle, unmarried of record in Instrument No. 20040927-0116047, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **2136 Timberwood 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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **28th** day of **March, 2008.**

John Gray Lunsford

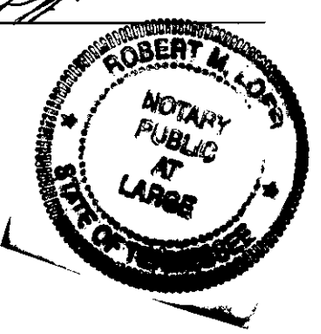
Susan Leigh Lunsford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Gray Lunsford and Susan Leigh Lunsford**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of March, 2008.

Robert M. Loffi
NOTARY PUBLIC



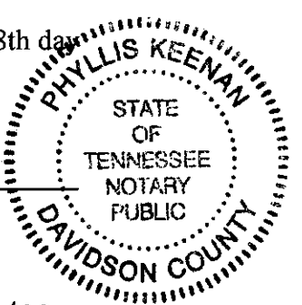
My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $362,500.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of March, 2008.



~~Robert M. Loffi~~ Phyllis Keenan
NOTARY PUBLIC

My Commission Expires: ~~7/19/2008~~ 3/21/09