WARRANTY DEED Davidson County DEEDWARR Recvd: 06/02/08 16:02 2 pgs Fees:13.00 Taxes:2062.75 20080602-0056134	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $557,500.00 Affiant Subscribed and Sworn to me, this 30th day of May, 2008. Notary Public My commission expires 7-25-09 Notary Seal present, but could not be reproduced. Bill Garrett Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
James G. Photoglou 2231 Chickering Lane Nashvile, TN 37215	SAME	MAP & PARCEL 14410001600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Patrick Richardson and Tonya Richardson, both unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James G. Photoglou and wife Lee Ann Photoglou**, hereinafter called the Grantee(s), their 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. 36 on the Plan of Chickering Valley, as of record in Plat Book 2331, pages 121 thru 123, amended in Book 3221, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick Richardson and wife, Tonya Richardson by deed from Dewitt C. Thompson, V and wife, Jamee Thompson of record in Instrument No. 20041207-0145893, Register's Office for Davidson County, Tennessee. The said Patrick Richardson and Tonya Richardson having since divorced and now both being unmarried.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, Pages 121-123, and amended in Book 3221, page 117, said Register's Office.

Subject to restrictions of record in Book 2542, Page 25 , said Register's Office.

This is (x) improved ( ) unimproved property known as 2231 Chickering Lane, Nashvile, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 30th day of May, 2008.

Patrick Richardson

Tonya Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick Richardson, Tonya Richardson** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that hey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2008.

Notary Public

My Commission Expires: 1/24/09

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY