STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2008.

Notary Public
MY COMMISSION EXPIRES: 7-24-10
File No. G8-6082D

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark D. Richards (NAME)	New Owner (NAME)	83-7-105
719 Powers Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/22/08 11:02 3 pgs
Fees:18.00 Taxes:591.63
20080822-0086506

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Billye Frank Brandon, Newman Brandon IV and Mary-Ann Brandon, as tenants in common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark D. Richards, unmarried,** HEREINAFTER CALLED THE GRANTEES, 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. 4 on the plan of BLOCK "A", TILLMAN'S SUBDIVISION, PART ONE OF PART OF G.N. TILLMAN HOME TRACT, as shown by plat of record in Plat Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Billye Frank Brandon, Newman Brandon IV and Mary-Ann Brandon, as tenants in common from Newman Brandon, III, by Affidavit of Heirship dated May 18, 2006, as Instrument No. 200605240060767, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Billye Frank Brandon is signed by her duly appointed Attorney-in-fact Thomas Hutchison, pursuant to the Power of Attorney recorded in as Instrument #200807310078336, said Register's Office.

This is improved property, known as 719 Powers Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 6th day of August, 2008.

Mary-Ann Brandon

August 6, 2008
Date

BILLYE FRANK BRANDON

By: Billye Frank Brandon by Thomas Hutchison (PoA)
Thomas Hutchison, Attorney-in-Fact

August 6, 2008
Date

Newman Brandon IV

August 6, 2008
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Newman Brandon IV, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of August, 2008.

My Commission Expires: 4/25/11

Notary Public

STATE OF Kentucky

COUNTY OF Marshall }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Thomas Hutchison, Attorney-in-Fact, for Billye Frank Brandon, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of August, 2008.

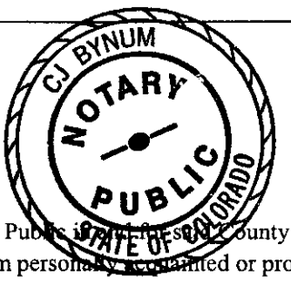
My Commission Expires: 7-16-2011

Dana M Combs

Notary Public

STATE OF Colorado

COUNTY OF Huerfano }



Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mary-Ann Brandon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of August, 2008.

My Commission Expires: 10-26-10

C J Bynum
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066