Box 10-B

Davidson County DEEDWARR
Recvd: 09/04/08 14:28 2 pg:
Fees:13.00 Taxes:610.50

20080904-0090886

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Theresa C Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF **SEPTEMBER, 2008.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **August 23, 2011**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. RICHARDSON, et ux	**SAME**	**033-06-0-005.00**
(NAME) **1208 CAMPBELL ROAD**	(NAME)	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **WE, LARRY O. HANSON AND WIFE, SUSAN T. HANSON,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL L. RICHARDSON AND WIFE, THERESA C. RICHARDSON,** 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. 1 on the Plan of Plantation Estates, Section One, of record in Plat Book 3842, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry O. Hanson and wife, Susan T. Hanson from Matthew Scott Judd and wife, Melinda Sue Judd by deed of record as Instrument No. 20080529-0054681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Book 3842, page 40 and restrictive covenants of record in Book 4257, page 913, and any all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1208 CAMPBELL ROAD, GOODLETTSVILLE, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 3rd day of **SEPTEMBER, 2008.**

LARRY O. HANSON

SUSAN T. HANSON

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 **LARRY O. HANSON AND SUSAN T. HANSON** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of September, 2008.

My commission expires: AUGUST 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public