WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $140,000.00

Chris Richards
Affiant

Subscribed and Sworn to me, this 1st day of October, 2008.

Notary Public

My commission expires: 3-21-09

Davidson County DEEDWARR
Recvd: 10/03/08 11:00 2 pgs
Fees:13.00 Taxes:518.00
20081003-0100699

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Chris Richards 784 Richards Road Antioch, TN 37013	SAME	14909013700

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, **William Chris Richards and Theresa Richards Calton, beneficiaries of the estate of Mary H. Richards (aka Mary P. Richards), deceased,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Chris Richards, unmarried,**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 26, 1960, as follows:

Beginning at an iron pin in the northerly margin of Richards Road, said pin lying in the original westerly line of the property conveyed to W. E. Richards by deed from J. G. Matlock, of record in Book 118, page 28, Register's Office for said County; thence with E. B. and R. B. Woodroff's easterly line along a fence, North 3 deg. 15' East 415 feet to an iron pin; thence South 84 deg. East 210 feet to an iron pin; thence South 3 deg. 15' West 415 feet to an iron pin in the northerly margin of Richards Road; thence with the same, North 84 deg. West 210 feet to the beginning, containing 2 acres.

Being the same property conveyed to Joseph C. Richards and wife, Mary P. Richards by deed dated 5/23/60 from George B. Richards and wife, Bessie Soapes Richards of record in Book 3073, page 231, Register's Office for Davidson County, Tennessee. The said Joseph C. Richards having died 3/14/96 and the property vested in Mary P. Richards by estate by the entireties and she having since died 7/4/07 and the beneficiaries of her Will being William Chris Richards and Theresa Richards Calton probated in the Probate Court for Davidson County, Tennessee, Docket No. 07P1356 and recorded in Instrument No. 20071015-0121922, Register's Office for Davidson County, Tennessee. Spouses of beneficiaries, if any, have no interest in said property and have never lived in said property.

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.

Subject to Sewer Easement of record in Book 7426, page 312, Register's Office for Davidson, TN.

This is (x) improved ( ) unimproved property known as 784 Richards Road, Antioch, TN 37013.

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 1st day of October, 2008.

William Chris Richards

William Chris Richards

Theresa Richards Calton

Theresa Richards Calton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Chris Richards and Theresa Richards Calton** the within named 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 1st day of October, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY