Box 44

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08090703** Davidson County DEEDWARR Recvd: 10/16/08 08:15 2 pgs Fees:13.00 Taxes:2146.00 20081016-0103974	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $580,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2008. Notary Public My Commission Expires: 6-23-11 LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: John Rich and Jessica Rich 138 Brighton Close Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13F-138.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Josephine VanDevender, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Rich and Jessica L. Rich, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 138, BRIGHTON CLOSE, PHASE II, as shown on plat of record in Plat Book 7900, Page 752, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Karen Dunn Noel, now known as Karen Dunn Noel Cochran, Married to Josephine VanDevender as recorded on the 26th day of October, 2004 in Instrument No. 20041026-0128854 and General Warranty Deed from Brighton Close, Ltd., Limited Partnership to Karen Dunn Noel as recorded on the 15th day of August, 1994 in Book 9437, Page 264, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 138 Brighton Close Nashville TN 37205

***John Giles Ward husband of Josephine VanDevender** also joins in the conveyance to convey any interest in said property, marital or otherwise.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2008.

Josephine VanDevender

John Giles Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Josephine VanDevender and John Giles Ward, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2008.

Notary Public

My Commission Expires: 11/22/10

