Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2008.

Notary Public
My commission expires: 1/23/10

Davidson County DEEDWARR
Recvd: 10/31/08 14:41 2 pgs
Fees:13.00 Taxes:888.00

20081031-0108855

02-0810-46276

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Lee Richardson 617 South 11th Street Nashville TN 37206	New Owner	094-01-0-047.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald E. Hatchett and wife, Stephanie C. Hatchett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Lee Richardson and wife, Anna Michael Richardson, hereinafter called the Grantees, their successors 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. 3, on the Plan of Payne, Blakemore & Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chance Mayfield by deed from James A. Nelson and Mary Pearl Spires, dated June 15, 1982, recorded June 21, 1982, of record in Book 5901, Page 312, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ronald E. Hatchett and wife, Stephanie C. Hatchett by deed from Chance Mayfield, unmarried, dated September 10, 2007, recorded May 11, 2007, of record in Instrument No. 20070911-0108899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 617 South 11th Street, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of October, 2008.

Ronald E. Hatchett

Stephanie C. Hatchett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald E. Hatchett and Stephanie C. Hatchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of October, 2008.

State of Tennessee at Large

My Commission expires

1/23/10