Davidson County DEEDWARR
Recvd: 11/17/08 12:41 2 pgs
Fees:13.00 Taxes:277.50
20081117-0113199

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2008.

Notary Public
My commission expires: 05/03/2010

JENNIFER L. WISE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

15-0804-151414

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry N. Richardson	Community First Bank & Trust	075-08-0-A 004.00CO
106 Brooke Castle Drive	501 South James Campbell Blvd.	
Hermitage TN 37076	Columbia, TN 38401	

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, Diana L. Wence and husband, Jody J. Wence, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terry N. Richardson, unmarried, 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 Unit No. 106, on the Plan of Brooke Castle Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 6250, Page 627, as corrected in Book 6680, Page 905, re-recorded in Book 6727, Page 762; and as described in Master Deed of record in Book 6519, Page 747, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard F. Gossum by deed from Donald R. Brown, dated December 30, 1992, recorded January 11, 1993, of record in Book 8836, Page 972, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Diana L. Wence and husband, Jody J. Wence by deed from Richard F. Gossum, unmarried, dated March 25, 2008, recorded March 28, 2008, for the consideration of $63,500.00, of record in Instrument No. 20080328-0031091, 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 106 Brooke Castle Drive, Hermitage, TN 37076

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 30th day of April, 2008.

Diana L. Wence

Jody J. Wence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diana L. Wence and Jody J. Wence, 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 Hermitage, TN, this 30th day of April, 2008.

JENNIFER L. WIX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010