WARRANTY DEED

B-LO-08-330

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$53,350.00~~ $353,350.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
330 Madison Blvd Land Trust	330 Madison Blvd Land Trust	
219 Robin Hill Road (ADDRESS)	219 Robin Hill Road (NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	52-5-39.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TROY L. RICHEAL AND WIFE, CYNTHIA RICHEAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto 330 MADISON BLVD REVOCABLE LAND TRUST, DANIEL B. OLDHAM, TRUSTEE, WITH THE FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, G. W. HIRE SUBDIVISION, RESUBDIVISION OF LOTS 9 AND 10 ON THE PLAN OF POWER AND ROTH SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 299, 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 TO TROY L. RICHEAL BY WARRANTY DEED FROM G.W. HIRE AND WIFE, LULA MAE HIRE, RECORDED ON THE 16TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050916-0111591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CYNTHIA RICHEAL JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5210, PAGE 299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 330 Madison Blvd., Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 11/20/08 14:57 2 pgs
Fees:13.00 Taxes:197.40
20081120-0114449

Witness my/our hand(s) this 31st day of October, 2008.

Troy L. Richeal

Cynthia Richeal

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy L. Richeal and Cynthia Richeal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2008.

Notary Public

My Commission Expires: 1/9/12

(SEAL)



My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903