Davidson County DEEDWARR
Recvd: 01/14/09 09:26 2 pgs
Fees:13.00 Taxes:225.70
20090114-0003494

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James R. Ferrell II 105 Teresa Dr. Old Hickory, TN. 37138	Same as New Owner	Map 44-15 Parcel 317

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JIMMY G. RICHARDSON, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JAMES R. FERRELL II, a single man, hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 56, Section C, Village of Old Hickory as shown on Plat showing Lots 56, 61A, 64A, and 59A recorded June 15, 1950, Book 1835, Page 2, Register's Office for Davidson County, Tennessee, located at and adjacent to Lot No. 60, Section C, containinng 0.12 acres, more or less.
>
> Subject to and/or reserving one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including ingress and egress over the said property for servicing the easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.
>
> BEING the same property conveyed to Jimmie L. Richardson and Ruth J. Richardson by deed from E. I. duPont de Nemours Company, a Delaware Corporation, of record in Book 1941, page 288, Register's Office for Davidson County, Tennessee. And, the said Jimmie L. Richardson died, intestate, on August 29, 1991, at which time the property became vested in his surviving spouse, Ruth J. Richardson. And, the said Ruth J. Richardson died, intestate, on February 18, 1998. The property is now vested in Jimmy G. Richardson, being the only child born to or adopted by Jimmie L. Richardson and wife, Ruth J. Richardson, during their respective lifetimes. By his signature hereto, Jimmy G. Richardson, represents and warrants that all debts and obligations owing by Jimmie L. Richardson and Ruth J. Richardson, or either of them, during their respective lifetimes or by reason of their death, have been fully paid and satisfied and that no other claims were filed within one (1) year after the death of each of them. Jimmy G. Richardson further acknowledges that neither Jimmie L. Richardson or Ruth J. Richardson were recipients of TennCare during their respective lifetimes.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1209 Elliston Street, Old Hickory, TN 37138.

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, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEE, when due.

2. Subject to restrictive covenants contained in an instrument of record in Book 1941, Page 288, said Register's Office.

3. Subject to any and all matters as shown on the Plan of Record in Book 1835, Page 2, said Register's Office, which includes and/or reserves one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including ingress and egress over the said property for servicing the easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

JIMMY G. RICHARDSON

"GRANTEE"

JAMES R. FERRELL II

STATE OF NORTH CAROLINA }
COUNTY OF New Hanover }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMY G. RICHARDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of January, 2009.

OFFICIAL SEAL
JESSICA ALLEN
NOTARY PUBLIC NORTH CAROLINA
COUNTY OF NEW HANOVER
My Commission Expires April 28, 2010

(SEAL) 04-28-10

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. FERRELL II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of January, 2009.

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES SEPTEMBER 7, 2009
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of January, 2009.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES SEPTEMBER 7, 2009
STATE OF TENNESSEE