Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared by:
Jerry N. Estes Law Offices, P.L.L.C.
3 Cook Drive
Athens, Tennessee 37303

Tax ID: 142,05-0A-144.00

This Deed has been prepared from information supplied by or on behalf of the parties. The Preparer does not warrant or certify title, accuracy of description, nor compliance with the planning and zoning laws. Before signing the deed consult with your tax advisor regarding possible state and federal tax consequences.

This deed should be recorded in the Register of Deeds office of the county wherein the property is located.

Register's Office Recording Information

Davidson County DEEDWARR
Recvd: 02/24/09 10:32 2 pgs
Fees:13.00 Taxes:614.20
20090224-0016045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable considerations, to them in hand paid the receipt of which is hereby acknowledged,

JOHN MILLS HUSSUNG AND WIFE, LEAH MICHELLE HUSSUNG, Grantors, have bargained, sold and conveyed unto **WARREN BOWMAN RICHARDS**, Grantee, the following described real estate, to-wit:

BEING a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davison County, Tennessee, Being Unit No. X-6, together with Carport designated No. X-6-C on the plan of Section 2, River Plantation Condominium Apartments, of record in Book 4460, page 136 and 137, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements of River Plantation (Section Two), a horizontal property regime established by Master Deed and By-Laws of record in Book 4661, page 334, as amended in Book 4691, page 906, Book 6354, page 676 and as corrected in Book 6436, page 389, said Register's Office.

BEING the same property conveyed to John Mills Hussung and Leah Michelle Hussung by Warranty Deed from Arlene R. Fleming, married, formerly known as Arlene A. Johnson and recorded in Book 20040105, Page 0001156, Register's Office, Davidson County, Tennessee.

SUBJECT to all notations, conditions, limitations, setback lines as shown or set out on recorded plat.

SUBJECT to Master Deed and By-Laws as stated above.

SUBJECT to any Governmental Zoning and Subdivision Ordinances or Regulations in effect thereon.

WITH THE HEREDITAMENTS AND APPURTENANCES thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Grantees, their heirs and assigns forever.

And said Grantors, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantees, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year as set out in the following acknowledgment.

JOHN MILLS HUSSUNG

LEAH MICHELLE HUSSUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, **JOHN MILLS HUSSUNG AND WIFE, LEAH MICHELLE HUSSUNG,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of February, 2009.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEND TAX STATEMENT TO:

Franklin American Mortgage
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $166,000.00.

Affiant

Subscribed and sworn before me this 17th day of February, 2009.

Notary Public

My Commission Expires: 1/7/2013

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner:
Warren Bowman Richards
604 Plantation Ct.
Nashville, Tennessee 37221

Map and Parcel:
Map 142-5-A, Parcel 144CO