This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/31/09 13:37 3 pgs
Fees:18.00 Taxes:2656.60
20090331-0028884

ADDRESS NEW OWNER:

Margaret J. Levine
112 Abbottsford
Nashville, TN 32715

SEND TAX BILL:

Regions Bank DBA Regions
2050 Parkway Office Circle
Birmingham, AL 35244

MORTGAGEE:
Regions Bank DBA Regions
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
11730B08500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Albert W. Richardson and wife, Pamela S. Richardson**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Margaret J. Levine** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 112, as shown on the map entitled Abbottsford, Phase One, a Planned Unit Development, of record in Plat Book 6250, pages 419, 420 and 421, as amended in Book 6607, page 519, and Book 6771, page 683, and as corrected by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to ALBERT W. RICHARDSON AND WIFE, PAMELA S. RICHARDSON, by deed from LESLIE O. NEUMANN, UNMARRIED, of record as Instrument No. 20020830-0105557, dated August 29, 2002, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.
>
> This is improved property known as 112 Abbottsford, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of March, 2009.

Albert W. Richardson

Pamela S. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Albert W. Richardson and Pamela S. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30 day of March, 2009.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $718,000.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 9/3/12

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

