Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant



Subscribed and sworn to before me this 23rd day of July, 2009.

Notary Public
My Commission Expires 01/09/12

09-0224

Address of New Owner:	Send Tax Bills to:	Tax Information:
Derrick Z. Richardson	Magna Bank	172-12-B
6121 Bradford Hills Drive	6535 Quail Hollow Rd, 300	239.00C0
Nashville, TN 37211	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Andrew D. Berg and wife, Claire E. Berg**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Derrick Z. Richardson, a married man**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 295, on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6; amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew D. Berg and wife, Claire E. Berg by deed from Jane A. Wobser and husband, Jeffrey D. Wobser, dated September 12, 2001, of record in Instrument No. 20010927-0104878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6121 Bradford Hills Drive, Nashville, TN 37211.**

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans: T20090050132 DEEDWARR
Recvd: 07/24/09 11:35 2 pgs
Fees: 13.00 Taxes: 832.50
20090724-0069651

Witness our hands this 23rd day of July, 2009.

Andrew D. Berg

Claire E. Berg
By: Andrew D. Berg, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Andrew D. Berg**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of July, 2009.

Notary Public

My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Andrew D. Berg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Claire E. Berg** and that he is authorized by **Claire E. Berg** to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of July, 2009.

Notary Public at Large

My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument is being recorded simultaneously with the power of attorney of record in Instrument No. 20090724-0069650 and/or Book _____, Page _____, Register's Office for Davidson County, Tennessee.