Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Roane
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

REBECCA A. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC ROANE COUNTY

Subscribed and sworn to before me, this 21st day of August, 2009.

Notary Public
My commission expires: 4/16/13

05-0907-64706

Address of New Owner:	Send Tax Bills to:	Tax Information
Omni Community Services, Inc. 2521 Park Green Lane Old Hickory TN 37138	OMNI Community Services, Inc. 3015. Perimeter Park Dr., Ste 210 Nashville, TN 37211	053-06-0-B-043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen A. L. Richardson and wife, Margaret E. Richardson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Omni Community Services, Inc., hereinafter called the Grantees, their successors 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. 240, on the Plan of Phase 4-A, Waterford, of record in Book 7900, Page 596, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen A. L. Richardson and wife, Margaret E. Richardson by deed from Jeffrey D. Smilanich and wife, Jill R. Smilanich, dated August 30, 1999, recorded September 1, 1999, of record in Book 11644, Page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2521 Park Green Lane, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: T20090058719 DEEDWARR
Recvd: 08/27/09 09:33 2 pgs
Fees: 13.00 Taxes: 518.00
20090827-0080541

WITNESS my hand this 20th day of August, 2009.

Stephen A. L. Richardson
Stephen A. L. Richardson by Donna Harrison, as Attorney in Fact
by Donna Harrison, attorney in fact

Margaret E. Richardson
Margaret E. Richardson by Donna Harrison, as Attorney in Fact
by Donna Harrison, as attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Stephen A. L. Richardson and Margaret E. Richardson and that she is authorized by Stephen A. L. Richardson and Margaret E. Richardson to execute this instrument on their behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 20th day of August, 2009.

Angela A. Ramsey
Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010