BILL GARRETT, Davidson County
Trans:T20090075027 DEEDWARR
Recvd: 11/03/09 14:19 2 pgs
Fees:13.00 Taxes:481.00
20091103-0101604

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N16214

Property Address:
1128 Richmond Drive, Nashville, TN 37216 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Leonard Armstong Hite, Jr.**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Bonnie L. Richardson, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 17 on the Plan of King's Subdivision, Section 1, as of record in Book 1130, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 249 feet to a dead line.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed in fee from Leonard A. Hite, dated April 8, 1955, and recorded April 8, 1955, in the Register's Office for Davidson County, Tennessee, in Book 2394, at Page 505.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 30th day of October, 2009.

Leonard Armstong Hite Jr. {Seal}
Leonard Armstong Hite, Jr.

State of Florida
County of Hernando

On this the 30th day of October, 2009, before me, the undersigned officer, personally appeared Leonard Armstong Hite, Jr., known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

NOTARY PUBLIC STATE OF FLORIDA
ROBERT PETROSKY
MY COMMISSION # DD 709143
EXPIRES: October 16, 2011
Bonded Thru Budget Notary Services

Notary Public Robert Petrosky

My Commission expires: 10-16-11

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leonard Armstong Hite Jr.
Affiant

Sworn to and subscribed before me this the 30th of October, 2009.

NOTARY PUBLIC STATE OF FLORIDA
ROBERT PETROSKY
MY COMMISSION # DD 709143
EXPIRES: October 16, 2011
Bonded Thru Budget Notary Services

Notary Public Robert Petrosky

My Commission expires: 10-16-11

Name of Owner and Property Address:
Bonnie L. Richardson
1128 Richmond Drive
Nashville, TN 37216

Person Or Entity Responsible For Payment Of Taxes:
Guaranty Trust Company
316 Robert Rose Blvd
Murfreesboro, TN 37129

Tax Parcel ID#: 061-08-0-071.00