WARRANTY DEED



R-CWR-09-2901

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Lilian Richardson
Affiant

Subscribed and sworn to before me, this 9th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lilian Richardson	Lilian Richardson	
2901 Dobbs Avenue	(NAME) 2901 Dobbs Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	119-10-209.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROLYN LAWRENCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LILIAN RICHARDSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 19, BLOCK F, WOODBINE COURTS, PART ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 39, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN LAWRENCE, MARRIED BY WARRANTY DEED FROM PEGGY SULLIVAN, AN UNMARRIED WOMAN, AND EDWARD SULLIVAN, AN UNMARRIED MAN, RECORDED ON THE 23RD DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050923-0114443, Register's office for said County.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN PLAT BOOK 1130, PAGE 39 AND RESTRICTIONS OF RECORD IN BOOK 7003, PAGE 42 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2901 Dobbs Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 9th day of December, 2009.

Carolyn Lawrence

BILL GARRETT, Davidson County
Trans: T20090087616 DEEDWARR
Recvd: 12/30/09 13:55 2 pgs
Fees: 13.00 Taxes: 666.00

20091230-0118525

STATE OF Tennessee
COUNTY OF Davidson

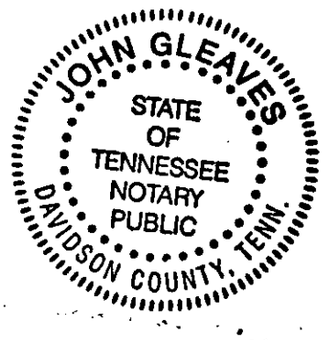
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Lawrence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903