(1)

MAIL TO: MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ Williamson KS yr The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.** Affiant Subscribed and sworn to before me, this the 31st day of March, 2010. Notary Public My commission expires: 6-19-12 (AFFIX SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lucy A. Coppedge **Arthur Duckworth**	New Customer	**Map 155-15-0-A Parcel 077co**
5016 Stonemeade Drive		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Scott A. Rich and wife, Olive M. Rich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucy A. Coppedge, an unmarried woman, as to an undivided 50% interest, and Arthur Duckworth, an unmarried man, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 77 on the Plan of Stonemeade, Section I, a Planned Unit Development, as of record in Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Scott A. Rich and wife, Olive M. Rich, by Warranty Deed dated December 17, 2004, from Christopher James Baker and wife, Stephanie Baker, of record in Instrument No. 20041229-0153841, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Stonemeade, of record in Book 7701, Page 290, and Reaffirmation of record in Book 8349, Page 43, and amended in Book 8810, Page 840, said Register's Office; By-Laws of Stonemeade Homeowners' Association, Inc., of record in Book 7701, Page 331, and as amended in Book 8517, Page 992, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid by the previous owner.

This is improved (__X__) Unimproved (____) property, known as **5016 Stonemeade Drive, Nashville, Tennessee 37221**

BILL GARRETT, Davidson County
Trans:T20100019340 DEEDWARR
Recvd: 04/05/10 10:13 2 pgs
Fees:13.00 Taxes:777.00
20100405-0024828

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 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.

Witness my/our hand(s) this **31st** day of **March, 2010.**

Scott A. Rich

Olive M. Rich

Olive M. Rich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Scott A. Rich and Olive M. Rich,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2010.**

Notary Public

My Commission Expires: 2/24/13

