PREPARED BY ~~(AND RETURN TO)~~:

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20100030937 DEEDWARR
Recvd: 05/24/10 09:41 3 pgs
Fees:18.00 Taxes:984.57
20100524-0039620

W & I Ref: DM Title No: 50465

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cynthia F. Franz 4400 Belmont Park Terrace, #148 Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 131030B14800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$266,100.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert P. Richardson and spouse, Patricia C. Richardson**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Cynthia F. Franz Revocable Living Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 148, on the Plan of Arden Place, Section Two, of record in Book 4675, Page 119, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert P. Richardson and spouse, Patricia C. Richardson by Warranty Deed from Dancy L. Jones and spouse, James R. Griggs, dated July 31, 1995 and recorded on August 1, 1995, of record in Book 9747, Page 12, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, Page 119, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, Book 4819, Page 564 and Document No. 20070816-0098235, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Robert P. Richardson and spouse, Patricia C. Richardson by Sydney Richardson DeWitt pursuant to a Power of Attorney executed by them on the 11th day of May, 2010, of record in Instrument No. 20100524-0039619, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 4400 Belmont Park Terrace, #148, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2010.

Robert P. Richardson by Sydney Richardson DeWitt, Attorney-in-Fact

Robert P. Richardson
By: Sydney Richardson DeWitt, Attorney-in-Fact

Patricia C. Richardson by Sydney Richardson DeWitt, Attorney-in-Fact

Patricia C. Richardson
By: Sydney Richardson DeWitt, Attorney-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sydney Richardson DeWitt** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert P. Richardson and spouse, Patricia C. Richardson**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2010

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $266,100.00.

Affiant

Sworn to and subscribed before me this 20th day of May, 2010.

Notary Public

My Commission Expires: 10-27-2010

MARTHA E. DAUGHETEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires October 27, 2010

Wldoc: Deed Wty—12/92

EXHIBIT "A"
To
Warranty Deed

FROM: Robert P. Richardson and spouse, Patricia C. Richardson

TO: Cynthia F. Franz Revocable Living Trust

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Sydney Richardson DeWitt, Affiant

Sworn to and subscribed before me this 20th day of May, 2010.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011