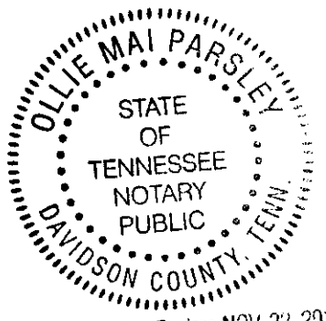
Bk 29



My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE 17562
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2010.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/22/2010

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Buford Perry	New Owners
(Name)	(Name)
4211 Bernard Road	
(Street Address or Route Number)	(Street Address)
Joelton, TN 37080	
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 02900035700 p/o 29/50

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Bobbie Jean Richardson, a widow HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buford Perry and wife, Margaret Perry 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:

TRACT 1:
Land in the 14th Civil District of Davidson County, Tennessee, being Lot 2 of the Doyle Gene Vanderford Property in Deed Book 5206, page 679, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin at the northwest corner of the Homer Hunley property, said point being in the southerly right-of-way of Bernard Road; thence along the westerly line of Hunley, South 8 deg. 15 min. a distance of 675.09 feet to an iron pin; thence along the southerly line of Hunley, South 81 deg. 50 min. 42 sec. East a distance of 188.07 feet to an iron pin in the westerly line of another tract of Homer Hunley; thence along the westerly line of Hunley and Gerald Steele, South 8 deg. 15 min. West a distance of 725.00 feet (passing an iron pin at 715.00 feet) to the northeast corner of the Howard Holland property; thence along the northerly line of Holland, South 87 deg. 45 min. West a distance of 123.00 feet to a point; thence North 70 deg. 15 min. West a distance of 16.12 feet to the southeast corner of the Charles Newman property; thence along the easterly line of Newman, North 5 deg. 11 min. 25 min. West a distance of 871.06 feet (passing an iron pin at 15.00 feet) to an iron pin at the southwest corner of Lot 1; thence along the southerly line of Lot 1, South 85 deg. 00 min. 00 sec. East a distance of 107.05 feet to an iron pin at the southeast corner of Lot 1; thence North 5 deg. 07 min. 54 sec. East a distance of 565.00 feet to an iron pin in the southerly right-of-way of Bernard Road; thence along said right-of-way, South 82 deg. 55 min. 35 sec. East a distance of 75.00 feet to the point of beginning; containing 4.948 acres, more or less, as surveyed by Earl R. Mayo, Registered Land Surveyor, TN No. 1339, on November 11, 1991.

BEING the same property conveyed to Thirmon M. Richardson and wife, Bobbie Jean Richardson by Warranty Deed from Doyle Gene Vanderford and wife, Myrtle L. Vanderford, dated February 3, 1992, and filed in Book 8542, page 668, said Register's Office. The said Thirmon M. Richardson having since died.

THE BELOW DESCRIBED TRACT 2 IS TO BE INCLUDED INTO AND BECOME A PART OF TRACT 1, THIS DEED, SHOWN AS MAP 29, PARCEL 357, ON THE DAVIDSON COUNTY TAX ASSESSOR'S MAP.

BILL GARRETT, Davidson County
Trans:T20100038367 DEEDWARR
Recvd: 06/23/10 15:30 3 pgs
Fees:18.00 Taxes:373.70
20100623-0049150

TRACT 2: (p/o Map 29, Parcel 50)
A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, is further described as follows, to-wit:

Beginning at an iron pin old, being the northeast most corner of this tract and also being a corner to Tract 2 of the Charles A. Newman property and in the line of Richardson; thence leaving Tract 2 with the line of Richardson, South 04 deg. 30 min. 01 sec. East 212.58 feet to a concrete monument; thence South 04 deg. 30 min. 01 sec. East 570.42 feet to a point in the center of Buck Branch, being in the line of Holland; thence with Holland and the center of Buck Branch for the next 5 calls: North 80 deg. 35 min. 01 sec. West 37.00 feet to a point; thence North 52 deg. 45 min. 01 sec. West 110.00 feet to a point; thence North 29 deg. 45 min. 01 sec. West 90.00 feet to a point; thence North 51 deg. 30 min. 01 sec. West 120.00 feet to a point; thence North 32 deg. 30 min. 01 sec. West 42.42 feet to a point, being a corner to Tract 2 of the Charles A. Newman property; thence with the line of Tract 2, North 23 deg. 19 min. 50 sec. East 565.58 feet to the point of beginning, containing 2.50 acres, more or less, according to a survey prepared by Steven Michael Holland, Tennessee Registered Land Surveyor, License Number 2337, dated 11/5/2007 and shown as drawing number 071105.

BEING the same property conveyed to Bobbie Jean Richardson by Quitclaim Deed from Michael P. Davis, Trustee, dated March 11, 2008, and filed in Instrument No. 20080324-0028993, said Register's Office. An ineffective Quitclaim Deed by filed at Instrument No. 20071217-0144631, said Register's Office.

ALSO being conveyed is all my interest in the Grant of Easement for Ingress and Egress filed at Instrument No 20100623-0049149, said Register's Office.

This is improved property known as 4211 Bernard Road, Joelton, TN 37080.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 22nd day of June, 2010.

Seller

Bobbie Jean Richardson

Bobbie Jean Richardson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Bobbie Jean Richardson, a widow, the bargainor(s), 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 at Nashville, Tennessee, this 22nd day of June, 2010.

My commission expires 11/22/2010.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010