BILL GARRETT, Davidson County
Trans:T20100077444 DEEDWARR
Recvd: 12/08/10 14:11 3 pgs
Fees:18.00 Taxes:1439.30
20101208-0097807

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:	**Send tax bill to:**	**Map/Parcel Numbers:**
Mark D. Richards, III etux 2012 Stonehurst Dr. Nashville, TN 37215	same	144 15 0 054.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Debra McLain Garcia,** as Trustee of the **Bruce H. McLain and Carol A. McLain Living Trust Agreement**, with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Mark A. Richards, III and wife, Michelle F. Richards** (the "Grantees"), their successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenants that Grantor is the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, all matters shown on Plan of Hillsboro Park, Sec. IV plat of record in Book 2331, Page 142, Register's Office of Davidson County, Tennessee, and Restrictive covenants of record in Book 2435, Page 237, Book 2596, Page 23, and amended in Book 2603, Page 440, Book 3836, Page 620, Book 4169, Page 719, and Book 4207, Page 397, all of which are recorded in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 30th day of November, 2010.

Debra McLain Garcia Trustee

Debra McLain Garcia, Trustee of the
Bruce H. McLain and Carol A. McLain
Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Debra McLain Garcia, Trustee of the Bruce H. McLain and Carol A. McLain Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, in Nashville, Tennessee, this 30th day of November, 2010.

Notary Public

My commission expires: 03/03/14

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $ 389,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2010.

Notary Public

My commission expires: 03/03/14

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No.: 100951

EXHIBIT A

Being Lot No. 428 on the Plan of Hillsboro Park, Section IV, as of record in Book 2331, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 428 fronts 220 feet on the easterly side of Stonehurst Drive and runs back between lines, 212 feet on the northerly side of 206 feet on the southerly line, to a dead line at the rear on which is measures 220.1 feet.

Being the same property conveyed to Bruce H. McLain and wife, Carol A. McLain by deed from Hillsboro Park, Inc., dated March 19, 1957 and recorded on April 1, 1957 in Book 2643, page 347, Register's Office, Davidson County, Tennessee. Further conveyed to Bruce H. McLain and Carol A. McLain Living Trust Agreement by quitclaim deed from Bruce H. McLain and wife, Carol A. McLain, dated January 15, 2010 and recorded on January 25, 2010 in Instrument No. 20100125-0006358, Register's Office, Davidson County, Tennessee.