Record 2nd

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
James Henderson 604 Priscilla Court Madison TN 37115	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $99,000.00

Map & Parcel No.
52-10-C 49 CO

Davidson County DEEDWARR
Recvd: 03/21/11 13:48 2 pgs
Fees:13.00 Taxes:366.30
20110321-0021973

Affiant
Subscribed and sworn to before me on 03/16/11.

Notary Public

My Commission Expires: 5/23/14

DOLORES E. MCBROOM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY Commission Expires 05/23/2014

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Ramona G. Richards unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto James Henderson unmarried, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 604 Priscilla Court, Madison, Tennessee 37115

Land in Davidson County, Tennessee, being Lot No. 49, on the plan of Neely's Chase, as shown on plat of record in Plat Book 7900, page 196, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ramona G. Richards, a single woman, by deed dated 02/17/2006 from Frank T. Aker and Grace O. Aker, husband and wife, and filed of record in Instrument Number 20060223-0021093, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 604 Priscilla Court, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 03/16/11.

Ramona G. Richards by Robin Wheeler Attorney in fact

Ramona G. Richards

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared Robin Wheeler, individual(s) who executed the foregoing instrument on behalf of Ramona G. Richards as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Ramona G. Richards.

Witness my hand and official seal this 18th day of March 2011.

My Commission Expires: 5/23/11

DOLORES E. MCBROOM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05/23/2011

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY