Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2011.

Notary Public
My commission expires: 6/9/2013



Address of New Owner:	Send Tax Bills to:	Tax Information
Sheryl B. Richardson	Wells Fargo Bank, N.A.	149-03-137.00
2535 Willowbranch Drive	2701 Wells Fargo Way	
Nashville, TN 37217	Minneapolis, MN 55467-8000	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Howell, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sheryl B. Richardson and husband, Earl S. Richardson,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Addition to Edge-O-Lake Estates, as of record in Book 6250, pages 391 & 392, Register's Office for Davidson County, Tennessee, as amended by Surveyor's Certificate of Correction in Book 6525, page 812, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Howell by deed from Alan D. Adams, Inc. of record in Instrument 200307030092427, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

Grantor represents and warrants that the property is investment property and has never been a place of residence for Grantor.

This property is improved property known as 2535 Willowbranch Drive, Nashville, TN 37217

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20110019380 DEEDWARR
Recvd: 04/04/11 09:44 2 pgs
Fees:13.00 Taxes:321.90
20110404-0025503

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 hand this the 22 day of March, 2011.

Rebecca Howell

Rebecca Howell

STATE OF North Carolina
COUNTY OF New Hanover

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca Howell**, the bargainor(s), 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 and official seal this the 22nd day of March, 2011.

Notary Public

My Commission expires: May 31, 2015

STEVEN PUERTO
NOTARY
PUBLIC
NEW HANOVER COUNTY, NC

FILE NO: 2011011686