RETURN TO: JTC
23194-3

Box 14-A

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30012-04-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. James B. Foley Affiant Subscribed and sworn to before me this 29th day of April, 2011. Notary Public My Commission Expires: 2/24/13 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James B. Foley 114 Gilman Avenue Nashville, TN 37205	Pinnacle National Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	Map and Parcel No.: 130 050 05500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cody Edgar Richardson, Jr., Co-Successor Trustee of the Cody E. Richardson, Sr. and Thelma B. Richardson Joint Revocable Living Trust u/a/d May 10, 1996**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James B. Foley, an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 114 Gilman Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2011.

Cody Edgar Richardson Jr., Co-Successor Trustee
Cody Edgar Richardson, Jr., Co-Successor Trustee of the Cody E. Richardson, Sr. and Thelma B. Richardson Joint Revocable Living Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cody Edgar Richardson, Jr., Co-Successor Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110026154 DEEDWARR
Recvd: 05/03/11 14:35 2 pgs
Fees:13.00 Taxes:1369.00
20110503-0033896

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6, Block H, on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H and K, of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cody E. Richardson and wife, Thelma B. Richardson, by deed dated February 3, 1950, from R. M. Mitchum and M. F. Mitchum, of record in Book 1808, page 519, Register's Office for Davidson County, Tennessee. Being further conveyed to Cody E. Richardson, Sr. and wife, Thelma B. Richardson, Trustees of the Richardson Joint Revocable Living Trust Agreement u/a/d May 10, 1996, by quitclaim deed from Cody E. Richardson and wife, Thelma B. Richardson, of record in Book 10214, page 492, Register's Office for Davidson County, Tennessee. Thelma B. Richardson died on February 28, 1998; Cody E. Richardson, Sr. died on August 27, 2010. Pursuant to The Cody E. Richardson, Sr. and Thelma B. Richardson Joint Revocable Living Trust Agreement u/a/d May 10, 1996 (which is the same as The Richardson Joint Revocable Living Trust Agreement u/a/d May 10, 1996), Cody Edgar Richardson, Jr. and William Eddie Richardson were appointed as Co-Successor Trustees upon the death of the original trustees. See Certification of Trust of record in Instrument No. 20110503 0033895, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee. Map and Parcel No. 130 050 05500.
2. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.