BILL GARRETT, Davidson County
Trans:T20110048467 DEEDWARR
Recvd: 08/08/11 14:51 3 pgs
Fees:18.00 Taxes:1184.00
20110808-0061013

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Vernon J. Trescott
Affiant

Subscribed and sworn to before me, this 5th day of August, 2011.

Notary Public

My Commission Expires: [illegible]

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Send Tax Bills To:
Elizabeth Richardson Trescott and husband,
Vernon J. Trescott SAME
1913 Kingsbury Drive
Nashville, TN 37215

158-03-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK S. RICHARDSON, JR., AND WIFE, ERMA R. RICHARDSON,** hereinafter called the Grantors, have bargained and sold, and by these presents

do transfer and convey unto **ELIZABETH RICHARDSON TRESCOTT AND HUSBAND, VERNON J. TRESCOTT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot no. 478 on the Plan of Hillsboro Park, Section 6, of record in Book 2663, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the west margin of Kingsbury Drive at the corner of Lots Nos. 478 and 479; thence with the line between said lots, westerly 233.5 feet to a point; thence northerly 205.4 feet to the southerly margin of Melbourne Drive; thence with the margin of the same, easterly 191.1 feet to the beginning of a curve; thence around said curve, southeasterly 40.4 feet to the westerly margin of Kingsbury Drive; thence with the margin of the same, southerly 206 feet to the point of beginning.

Being the same property conveyed to Mark S. Richardson, Jr., and wife, Erma R. Richardson by deed from W. R. Harrison and wife, Marie C. Harrison, of record in Book 3160, page 615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2011 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 95, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 1913 Kingsbury Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 5th day of August, 2011.

Mark S. Richardson, Jr.

By: _____
Terry B. Richardson, Attorney-in-fact

Erma R. Richardson

By: _____
Terry B. Richardson, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRY B. RICHARDSON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact, of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of August, 2011.

_____
Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015