WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY W. WOODALL	SAME	MAP 090-16 PARCEL 088.00
(NAME)	(NAME)	
4254 GOURLEY ROAD		
(ADDRESS)	(ADDRESS)	
PEGRAM, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, the **BENEFICIARIES OF TRESSIE RICHARDSON, DECEASED, UNDER THE TERMS OF HER LAST WILL, BEING MARCELLA FAYE GIVENS, GARY KENNETH RICHARDSON, RONALD MARVIN RICHARDSON and WESTELLA GAYLE BUTLER, and as, THE HEIRS AT LAW OF DONALD MARTIN RICHARDSON, DECEASED, AND THE BENEFICIARIES OF IVA MILLARD RICHARDSON, JR., DECEASED, UNDER THE TERMS OF HIS LAST WILL, BEING DARRYL LEE RICHARDSON, MARK ANDREW RICHARDSON, LORI JANE MILLS and GINGER JOANNA SPURLOCK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY W. WOODALL,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Charlotte Park, Section III, of record in Book 2663, page 70, Register's Office for said County.

Said Lot No. 210 fronts 64 feet on the easterly margin of Henry Ford Drive and extends back 212 feet on the southerly line and 193.8 feet on the northerly line to a broken line in the rear measuring 140 feet thereon.

Being the same property conveyed to Iva M. Richardson and wife, Tressie Richardson by deed from C. L. Caldwell, Jr. and wife, Virginia M. Caldwell of record in Book 7805, page 288, Register's Office for Davidson County, Tennessee, and further being the same property Quitclaimed to Iva Millard Richardson, Jr. and sister, Gayle Butler by quitclaim deed from Iva M. Richardson and wife, Tressie Richardson of record in Book 10190, page 31, Register's Office for Davidson County, Tennessee. (The quitclaim claim deed is defective in that Faye Givens signed the deed as attorney in fact for Iva Millard Richardson with no information in regards to the recording of a power of attorney and a defective notary acknowledgement for an attorney in fact). A Durable Power of Attorney from Iva M. Richardson, Sr. appointing Faye Givens, as Attorney in Fact was recorded in Book 10190, page 28, Register's Office for Davidson County, Tennessee. The said Iva M. Richardson (SR.) having since died, his interest would have passed to his surviving spouse Tressie Richardson. Further being the same property conveyed to Tressie Richardson by quitclaim deed from Iva M. Richardson, Jr. and Gayle Richardson (Butler) of record in Instrument No. 20050816-0096952, Register's Office for Davidson County, Tennessee. The said Tressie Richardson having died on February 2, 2010, testate and unmarried, the estate having been administered in the Seventh Circuit Court for Davidson County, Tennessee, No. 10P-944, and subsequently closed as a solvent estate. Decedent's Last Will dated August 15, 2005, devised the aforedescribed property to her children, Faye Givens, Gary Richardson, Don Richardson, Ron Richardson, Gayle Richardson Butler and Millard Richardson, in equal shares.
The said Don Richardson having since died on June 11, 2010, intestate, unmarried and with no children and by Intestate Succession his interest in the aforedesribed property passed to his siblings Faye Givens, Gary Richardson, Ron Richardson and Millard Richardson, in equal shares. Affidavit of Heirship being of record in instrument No. 20120320-0023618, Register's Office for Davidson County, Tennessee.
The said Millard Richardson a/k/a Iva Millard Richardson, Jr. having since died on January 16, 2012, testate, the estate being administered in the Seventh Circuit Court for Davidson County, Tennessee, No. 12P-203. Decendent's Last Will dated August 9, 2011, devised the aforedescribed property to his children, Mark Andrew Richardson, Darryl Lee Richardson, Lori Jane Mills and Ginger Joanna Spurlock, in equal shares.

The Grantors herein pursuant to the Last Will and Testament of Tressie Richardson do hereby expressly disavow any life estate interest in and to the subject property, extinguishing all life estate rights by execution of this instrument.

BILL GARRETT, Davidson County
Trans: T20120029731 DEEDWARR
Recvd: 04/24/12 08:51 2 pgs
Fees: 13.00 Taxes: 462.50
20120424-0034815

This is not the principal residence of the Grantors.

Faye Givens and Marcella Faye Givens is one and the same person.

Gary Richardson and Gary Kenneth Richardson are one and the same person.

Ron Richardson and Ronald Marvin Richardson are one and the same person.

Gayle Richardson, Gayle Richardson Butler, and Westella Gayle Butler are one and the same person.

Millard Richardson and Iva Millard Richardson, Jr. was one and the same person.

Don Richardson and Donald Martin Richardson was one and the same person.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is unimproved property, known as 6208 HENRY FORD DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. 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 our hands this 19th day of April, 2012.

Marcella Faye Givens
MARCELLA FAYE GIVENS

Gary Kenneth Richardson
GARY KENNETH RICHARDSON

Ron Richardson
RONALD MARVIN RICHARDSON

Westella Gayle Butler
WESTELLA GAYLE BUTLER

Darryl Lee Richardson
DARRYL LEE RICHARDSON

Mark A. Richardson
MARK ANDREW RICHARDSON

Lori Jane Mills
LORI JANE MILLS

Ginger Joanna Spurlock
GINGER JOANNA SPURLOCK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MARCELLA FAYE GIVENS and GARY KENNETH RICHARDSON and RONALD MARVIN RICHARDSON and WESTELLA GAYLE BUTLER, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th April, 2012..

My Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG NOTARY PUBLIC LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, DARRYL LEE RICHARDSON and MARK ANDREW RICHARDSON and LORI JANE MILLS and GINGER JOANNA SPURLOCK the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th April, 2012..

My Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG NOTARY PUBLIC LARGE CHEATHAM COUNTY, TENN.