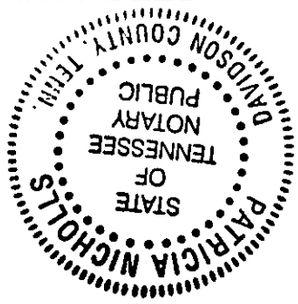
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2012

Notary Public:

MY COMMISSION EXPIRES: 8/25/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Julie A. Conn	Wilson Bank & Trust	Parcel ID:
2610 Bluefield Ave.	1436 West Main St.	09601007900
Nashville, TN 37214	Lebanon, TN 37087	

FOR AND IN 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

Harold E. Richardson, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Julie A. Conn and husband, Gary L. Conn

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot 6 on the map of R. D. Stanford, Jr., Trustees' Resubdivision of Lot 1 to 10, Inclusive, on the plan of Bluefields, as of record In Book 843, page 16, Register's Office for Davidson County, Tennessee, described according to an unregistered copy of a survey thereof made January 31, 1941, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the northeasterly margin of Bluefield Avenue or Drive, the common corner of Lots 5 & 6 of said resubdivision, and being 35 feet southeast of common original corner of Lots 3 and 4 of said Bluefield's Subdivision; thence with said line between Lots 5 and 6 of said resubdivision 305.9 feet more or less to the southerly margin of property conveyed to State of Tennessee by deed of record in Book 2704, page 299; thence with southerly boundary of said property easterly 83.7 feet to a point in the line between Lots 6 and 7 of said resubdivision; thence with line between said lots, southerly 329.0 feet more or less to a point in the southerly margin of Bluefield Avenue or Drive; thence with margin of the same, northwesterly 75 feet to the point of beginning.

BEING the same property conveyed to Harold E. Richardson and wife, Jean S. Richardson by deed from Betty C. Holt, of record in Book 8451, Page 141, dated September 13, 1991, Register's Office for said County. The said Jean S. Richardson is now deceased.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 843, Page 16, said Register's Office.

This property is not a marital residence of the existing spouse of Harold E. Richardson and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2610 Bluefield Ave., Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20120093692 DEEDWARR
Recvd: 12/07/12 10:02 2 pgs
Fees:13.00 Taxes:616.05
20121207-0112888

Witness my hand this 6th day of December, 2012.

Harold E Richardson

Harold E. Richardson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold E. Richardson, 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 and official seal at Nashville, Tennessee, this 6th day of December, 2012.

My Commission Expires: 8/23/16

Notary Public

