BOOK 4817 PAGE 210

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger Ridgeway & wife (NAME)	Guaranty Mortgage Company (NAME)	5D 09866
415 Benita Drive (STREET ADDRESS OR ROUTE NUMBER)	1st American Center (STREET ADDRESS)	Map 133-12
Nashville, Tenn 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par 15

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4623, page 573, Register's Office for said County.

We, Larry Wade Vincent and wife, Mimi Lynne Stewart Vincent

have this day bargained and sold, and do hereby transfer and convey unto the said

Roger L. Ridgeway and wife, Betty Ridgeway

their ~~XXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 12 fronts 70.0 feet on the southwesterly side of Benita Drive and extends back between parallel lines 190 feet to a dead line in the rear measuring 70 feet thereon.

Being the same property conveyed to Larry Wade Vincent and wife, Mimi Lynne Stewart Vincent by deed from Charles E. Smith and wife, Creola A. Smith of record in Book 4623, page 571, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,224.50

Subscribed and sworn to before me, this the 20th day of May, 1974

Affiant: Roger Ridgeway

My commission expires: Jan 24, 1976 (Affix Seal) Notary Public: Dewey Pedigo Jr

This is improved (XX) unimproved ( ) property, known as 415 Benita Drive (House Number) (Street) Nashville, Tenn 37211 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Roger L. Ridgeway and wife, Betty Ridgeway their ~~XXXXX~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Roger L. Ridgeway and wife, Betty Ridgeway, their ~~XXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 20th day of May, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Larry Wade Vincent

Mimi Lynne Stewart Vincent

This Instrument Was Prepared By

Dewey Pedigo, Jr (gh)

Of The Law Firm Pedigo & Sandon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Dan A Jordan, a Notary Public in and for said County and State, Larry Wade Vincent and wife, Mimi Lynne Stewart Vincent the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. this 20th day of May, 19 74.

Commission expires Jan 24, 1976 Dan A Jordan Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

MAY 21 74 CONV 26,224.50
MAY 21 74 S'TAX A* 68.12
MAY 21 74 PR'FEE A* .50
MAY 21 74 W'DEED A* 4.00 * 72.62

WARRANTY DEED

FROM

LARRY WADE VINCENT, ET UX

TO

ROGER L. RIDGEWAY, ET UX

C 5 5 1 3 2

IDENTIF. REFERENCE

MAY 21 9 45 AM '74

DAVIDSON COUNTY, TENN.

Mail to Folk-Jordan Co. 3815 Edgefield Ave Nashville Tenn 37215

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON