BOOK 5266 PAGE 698 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

James W. Ridley, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 1978

Timothy R. Turner
Notary Public

MY COMMISSION EXPIRES: May 28, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Timothy R. Turner, Attorney, 237 Old Hickory Blvd., Nashville, Tennessee, 37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. RIDLEY, etux (NAME)	McNeill Mortgage & Investment Co., Inc. (NAME)	Map 142-2
117 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 11227 (STREET ADDRESS)	Par 106
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN TN 38111 (CITY) (STATE) (ZIP)	03D-05453

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, VICTOR E. PETRONE and wife, PACEDA J. PETRONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. RIDLEY, JR. and wife, MARGIE F. RIDLEY

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 Lot No. 99 of the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, Register's Office for said County.

SAID Lot No. 99 fronts 80.0 feet on the westerly margin of Carriage Drive, and runs back between parallel lines of 151.8 feet on each side to a common line in the rear measuring 80.0 feet thereon.

BEING the same property conveyed to Victor E. Petrone and wife, Paceda J. Petrone by deed from Russell A. Hopper and wife, Debra J. Hopper, of record in Book 4813, page 216, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to easements and setback lines as shown on the plan of record, to restrictive covenants of record in Book 4242, page 758, as amended in Book 4315, page 654, Register's Office for Davidson County, Tennessee, and to 1978 property taxes which are prorated and assumed by the grantees herein.

This is improved (x) unimproved ( ) property, known as 117 Carriage Drive, Nashville, Tennessee 37221
(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 hand s this 23rd day of March, 19 78

Victor E. Petrone
VICTOR E. PETRONE

Paceda J. Petrone
PACEDA J. PETRONE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTOR E. PETRONE and wife, PACEDA J. PETRONE

the 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 23rd day of March, 1978

Commission expires May 28, 1980

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

FILE IN BOX 4

WARRANTY DEED

FROM
VICTOR E. PETRONE and wife,
PACEDA J. PETRONE

TO
JAMES W. RIDLEY
MARGIE F. RIDLEY

E 56805

IDENTIF. REFERENCE

MAR 29 10 38 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 29 78	CONV	45,000.00			
MAR 29 78	S'TAX		B*	117.00	
MAR 29 78	PR'FEE		B*	.50	
MAR 29 78	W'DEED		B*	4.00	* 121.50