THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 South Gallatin Road
Madison, TN 37115

BOOK 7643 PAGE 287

ADDRESS NEW OWNER:

Donald G. Ridley, Jr., et ux
2814 Hody Drive
Nashville, TN 37206

SEND TAX BILLS TO:

Commercial Federal Mtg. Corp.
P.O. Box 1103, DTS
Omaha, Nebraska
68101

MAP/PARCEL NUMBERS:

Map 083-15
Parcel 141

The actual consideration or value whichever is greater, for this transfer is $70,233.57.

Donald G. Ridley Jr.
Affiant

Subscribed and sworn to me this the 30th day of August, 1988.

Notary Public
My Commission Expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, including a certain unpaid indebtedness as evidenced by a deed of trust, of record in book 6918, page 220, Register's Office for Davidson County, Tennessee, which Grantees assume and agree to hold Grantors harmless from any liability for same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, ROGER C. SUTTON ET UX, NANCY S. SUTTON, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DONALD G. RIDLEY, JR., ET UX, RENITA M. RIDLEY, hereinafter referred to as GRANTEES, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2814 Hody Drive, Nashville, TN 37206.

To HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, 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 to the extent otherwise set forth in Exhibit "B" hereto.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 30th day of August, 1988.

Roger C. Sutton

Roger C. Sutton

Nancy S. Sutton

Nancy S. Sutton

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER C. SUTTON ET UX, NANCY S. SUTTON, the within named bargainors, 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 MADISON, TENNESSEE, on this the 30th day of August, 1988.

Denise C. Allen

Notary Public

My Commission Expires: 5-11-92

EXHIBIT "A"

BEING Lot No. 160 on the Plan of Portland Park, Section I, as of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 160 fronts 85 feet on the westerly side of Hody Drive and runs back between lines 185.1 feet on the northeasterly side and 198.2 feet on the southwesterly side to a dead line in the rear on which it measures 54.5 feet.

BEING the same property conveyed to ROGER C. SUTTON ET UX, NANCY S. SUTTON, by Warranty Deed from David Kyle Huston et ux, Frances Mae Huston, of record in Book 7528, page 529, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Real property taxes for 1988 and all future years.

2. Exceptions to Plat of Record in Book 2663, page 61, Register's Office for Davidson County, Tennessee, which include a 40-foot minimum building setback line along Hody Drive and a 5-foot public utility and drainage easement along the rear and westerly side of lot. Said Plat was amended and re-recorded in Book 2799, page 43, said Register's Office.

3. Restrictions of record in Book 2753, page 612, Register's Office for Davidson County, Tennessee, as amended in Book 3431, page 100, said Register's Office.

4. Deed of Trust from D. Kyle Huston and Frances H. Huston, husband and wife, to William D. Castleman, Trustee, of record in Book 6918, page 220, Register's Office for Davidson County, Tennessee, to secure to CFS Mortgage Corporation the payment of one note in the original principal amount of $59,200.00, due and payable as set forth therein.

Sep 2 10 08 AM '88

64430

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 70233.57
CON TX 231.66
PRFEE 0.50
WDEED 9.00
TOTAL 241.16
CHECK 241.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10:41 0001 3463

64430
IDENTIFICATION REFERENCE

SEP 2 10 38 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 130536