THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
WALTER RIDGE ET UX
508 MAY DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:
MAP 043-07-0
PARCEL 007.00

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00.

Walter Ridge
AFFIANT

Subscribed and sworn to me, this the 5th day of May, 1989.

Notary Public
My commission expires: 5-11-92

3141

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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, the receipt and sufficiency of which are hereby expressly acknowledged, WE, NANNIE EUGENE RANDOLPH, PAUL D. ADAMS, BILLIE RUTH MESSER, DOROTHY JANE WALPOLE, WILLIAM ARTHUR ADAMS AND DAVID WAYNE AUBERSON, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said WALTER RIDGE ET UX, SYLVIA RIDGE, 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 316 SCALF DRIVE, MADISON, TN 37115.

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 27th day of April, 1989.

Nannie Eugene Randolph
NANNIE EUGENE RANDOLPH

PAUL D. ADAMS

Billie Ruth Messer
BILLIE RUTH MESSER

Dorothy Jane Walpole
DOROTHY JANE WALPOLE

William Arthur Adams
WILLIAM ARTHUR ADAMS

David Wayne Auberson
DAVID WAYNE AUBERSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANNIE EUGENE RANDOLPH, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at MADISON, Tennessee, on this the 5th day of May, 1989.

Denise C. Adams
notary public

My commission expires: 5-11-92

STATE OF California :

COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL D. ADAMS, the within named bargainor, ~~with whom I am personally acquainted~~ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MCLB, Barstow, CA, on this the 27th day of April, 1989.

OFFICIAL SEAL
CHRISTINE M. CONNELLY
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires Oct. 13, 1990

Christine M Connelly
notary public

My commission expires: Oct. 13, 1990

NOTARY PUBLIC CALIFORNIA SAN BERNARDINO COUNTY

STATE OF Florida :

COUNTY OF Polk :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLIE RUTH MESSER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Bartow, FL on this the 2nd day of May, 1989.

Lisa W. Smith
notary public

My commission expires: Notary Public, State of Florida at Large My Commission Expires March 10, 1990

STATE OF FLORIDA NOTARY PUBLIC

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY JANE WALPOLE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of May, 1989.

Denise C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM ARTHUR ADAMS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of May, 1989.

Denise C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE :

BOOK 7836 PAGE 737

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID WAYNE AUBERSON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, this the 5th day of May, 1989.

Denise C. Allen
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 148, on the Plan of the resubdivision of Lots Nos. 1 & 13, of Anderson Estates, not of record and being part of Lot No. 13, on the Plan of said Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, and described according to a survey made by Anderson & Gee, Surveyors, August 5, 1946, as follows, to-wit:

BEGINNING on the easterly margin of Scalf Drive at a point 50 feet N. of the northwest corner of the property conveyed to Emma V. McDowell, by deed from John W. Anderson and wife, of record in Book 1320, page 7, said Register's Office, being the corner of Lots Nos. 148 and 149; thence with said Drive, northwardly 50 feet to the corner of Lots Nos. 146 and 158; thence with the line between said two lots, eastwardly 169.5 feet to the common corner of Lots Nos. 146, 148, 134 & 135; thence with the line between Lots Nos. 134 and 148, southwardly 50 feet to the common corner of Lots Nos. 133, 134, 148 & 149; thence with the line between said two lots, westwardly 168.9 feet to the beginning.

BEING the same property conveyed to Paul W. Adams et ux, Martha J. Adams by deed from Fred Ramsey et ux, as of record in Book 3818, page 328, Register's Office for Davidson County, Tennessee, the said Martha J. Adams having since died, the property vested solely in Paul W. Adams. Paul W. Adams remarried Virginia Alcorn Adams and they subsequently divorced by Final Decree of Absolute Divorce, dated June 18, 1976, of record in Book 5047, page 173, Register's Office for Davidson County, Tennessee, which Final Decree divested title out of Virginia Alcorn Adams and vested title to the property herein described solely in Paul W. Adams. Paul W. Adams died on August 13, 1988, testate, and by his Last Will and Testament dated December 10, 1979, Probate Court for Davidson County, Tennessee, Docket No. 91551, the property vests solely in his heirs as follows: Nannie Eugene Randolph, Daughter; Paul D. Adams, Son; Billie Ruth Messer, Daughter; Dorothy Jane Walpole, Daughter; William Arthur Adams, Son; and David Wayne Auberson, Step-son, the Grantees herein.

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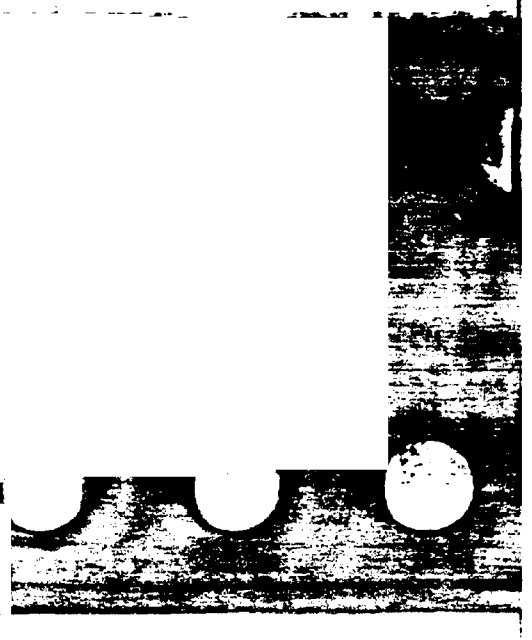
EXHIBIT 'B'

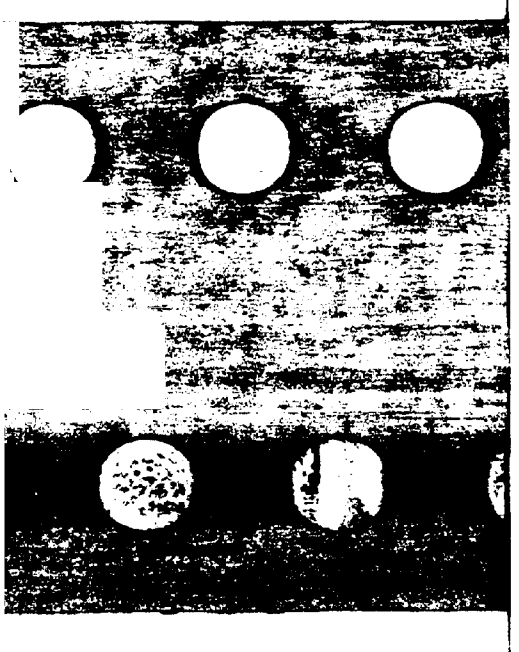
1. Real property taxes for 1989 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. Plan of Anderson Estates, of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee.

EXHIBITS 'A' AND 'B'





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7836 PAGE 739

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 18000.00
CON TX 59.40
PRFEE 0.50
WDEED 15.00
TOTAL 74.90
CHECK 74.90

05/09/89 01 09:48 0001 4271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 4 0 1

IDENTIFICATION

MAY 9 9 47 AM '89

FELIX Z. WILSON, II

No. 207721