Box 37
BW

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Bruce A. & Karla Ridgeway 3421 Towne Village Road Antioch, Tennessee 37013	150-7 #492	Sovran Bank P.O. Box 26369 Richmond, VA 23275-0001

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Gregory W. Golden (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Bruce A. Ridgeway and wife, Karla (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, (the "Property"), described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 530 on the Plan of Towne Village of The Country, Section 5, of record in Book 6250, pages 783 and 784, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 530 fronts 65.59 feet on the southerly margin of Towne Village Road and extends back 133.05 feet on the northwesterly line and 133.25 feet on the southeasterly line to a broken line in the rear, measuring 65.74 feet thereon.
>
> Being the same property conveyed to Gregory W. Golden by Deed from Randall Phillips Builders, Inc., of record in Book 6920, page 44, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.
2. Any and all existing restrictions and easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,800.

Bruce A. Ridgeway
Karla D. Ridgeway
Affiant

Subscribed and sworn to before me this 29th day of Aug, 1990.

Notary Public
My Commission Expires: [illegible]

NOTARY PUBLIC

3. Deed of Trust executed by Gregory W. Golden to J.R. Cannon, Trustee, of record in Book 6920, page 47, Register's Office for Davidson County, Tennessee, to secure an indebtedness in the amount of $69,100.

This is improved property, known as 3421 Towne Village Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself, to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29th day of August, 1990.

Gregory W. Golden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Tammy J Green, Notary Public, GREGORY W. GOLDEN, with whom I am personally acquainted, or who proved to me upon the basis of satisfactory evidence of identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of Aug, 1990.

Notary Public

My Commission Expires:

dc:KJMWARIDG

54182

FEE 1.00 TAX 0.00 REGISTER'S FEE 0.50 TOTAL AMOUNT 1.50 STATE OF TENNESSEE, DAVIDSON COUNTY RECEIVED FOR RECORD AUG 31 3 38 PM '90 FILED 2 WITH CERTIFICATE OF REFERENCE

55546 08/31 01:01 03CHECK 240-64

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	70800.00
CON TX	233.64
PRFEE	1.00
WDEED	6.00
TOTAL	240.64
CHECK	240.64

08/31/90 01 15:43 0001 5546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54182

IDENTIFICATION

AUG 31 3 30 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 351917