PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 34278)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 140000.00

Affiant

Sworn and subscribed before me this 3rd day of November, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
Samuel McQueen
6104 South Riverbend Drive
Nashville, Tennessee 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
155-08B-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly Smith Ridgway, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel McQueen, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 73 on the plan of Resubdivision of Lots 73 & 74 of Phase I of South Colony at Riverbend, of record in Book 7900, page 11, Register's Office for said County.

SAID Lot No. 73 fronts 93.03 feet on the westerly margin of South Riverbend Drive and extends back 105.44 feet on the northerly line and 102.20 feet on the southerly line to a dead line in the rear, measuring 95.96 feet thereon.

BEING the same property conveyed to Douglas W. Ridgeway and Kimberly A. Smith, both unmarried, by deed from Jay R. Prestipino and wife, Bella M. Prestipino of record in Book 7986, page 456, said Register's Office. By quitclaim deed of record in Book 8900, page 993, said Register's Office, the said Douglas W. Ridgeway conveyed his interest in subject property to Kimberly A. Smith Ridgeway, also known as Kimberly Smith Ridgway.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to covenants, conditions and restrictions of record in Book 5349, page 921, Book 6474, page 354, Book 6486, page 588, Book 7199, page 119, and Book 7781, Page 645, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Kimberly Smith Ridgway by Richard Braun as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 6104 South Riverbend Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of November, 1993.

Kimberly Smith Ridgway

Kimberly Smith Ridgway, By: Richard Braun, Atty-In-Fact

State of Tennessee
County of Davidson

On this 3rd day of November, 1993, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Braun**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kimberly Smith Ridgway**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of November, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

81864

IDENTIFICATION REFERENCE

93 NOV -4 AM 10:07

FROM: Kimberly Smith Ridgway

TO: Samuel McQueen

4225 11/04 0101 03CHECK 527.00

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Richard Braun, Affiant

Sworn to and subscribed before me this

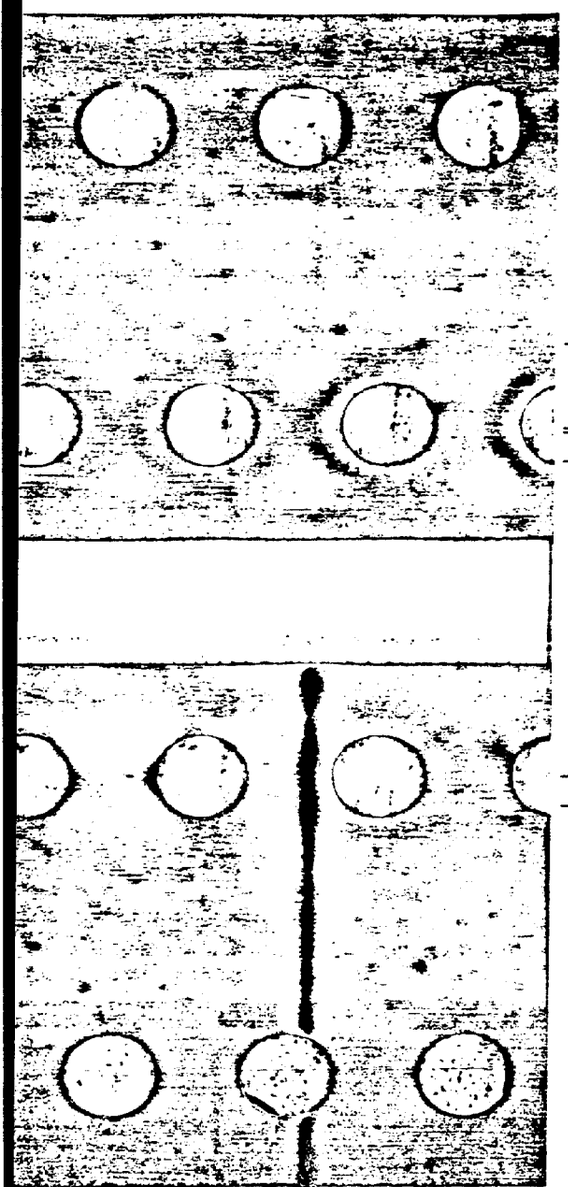
3rd day of November, 1993.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 9/16/95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9140 PAGE 187

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				140000.00
			CON TX	518.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	527.00
			CHECK	527.00
11/04/93	01		10:07 0001	4225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81864
IDENTIF. & REFERENCE

93 NOV -4 AM 10:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 718061