This Instrument Prepared By:
N. Courtney Hollins
Attorney at Law
172 Second Avenue North
Suite 360
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
310 Wellington Court
Madison, Tennessee 37115

SEND TAX BILL TO:
200 Russell Street
Nashville, Tennessee 37213

Map: 51-11-0-A
Parcel: 8

WARRANTY DEED

BOOK 9283 PAGE 493

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DONALD V. RIDDLE, unmarried, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto BEN R. BETTY, III, AND WIFE, NANCY D. BETTY, hereinafter the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

See Attached Exhibit A, which is incorporated herein by this reference.

This is unimproved property known as 310 Wellington Court, Madison, Tennessee 37115.

This conveyance is made subject to the following exceptions:

1. Taxes for 1994 a lien but not yet due and payable.

2. The Plan of record in Book 6250, page 675, Register's Office for Davidson County, Tennessee..

3. Subject to rights of others in and to the common areas/elements.

4. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6680, page 770, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance of record in Book 7026, page 938, Register's Office for Davidson County, Tennessee.

6. Amendment to Wellington Square, of record in Book 7013, page 106, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 18th day of March, 1994.

GRANTOR:

Donald V. Riddle

DONALD V. RIDDLE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Donald V. Riddle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that _he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of March, 1994.

M. Courtney Hall

Notary Public

My Commission Expires: Nov 20 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $19,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Ben R. Gilley III

Affiant

Sworn to and subscribed before me
this 18th day of March, 1994

M. Courtney Hall

Notary Public
My Commission Expires: Nov 20, 1996

EXHIBIT A
PROPERTY DESCRIPTION BOOK 9283 PAGE 495

Land in Davidson County, Tennessee, being Lot No. 310 on the Final Plat of Wellington Square, a Planned Residential Development located in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, of record in Book 6250, page 675, Register's Office for Davidson County, Tennessee, together with a 1/13th right and easement of enjoyment in and to common areas described on said Plat.

Being the same property conveyed to Donald V. Riddle and wife, Joann Riddle, by deed from Robert H. Edwards and John R. Furman, of record in Book 7264, page 693, Register's Office for Davidson County, Tennessee; the said Joann Riddle having conveyed her interest in subject property to Donald V. Riddle by Quitclaim Deed of record in Book 8616, page 388, said Register's Office.

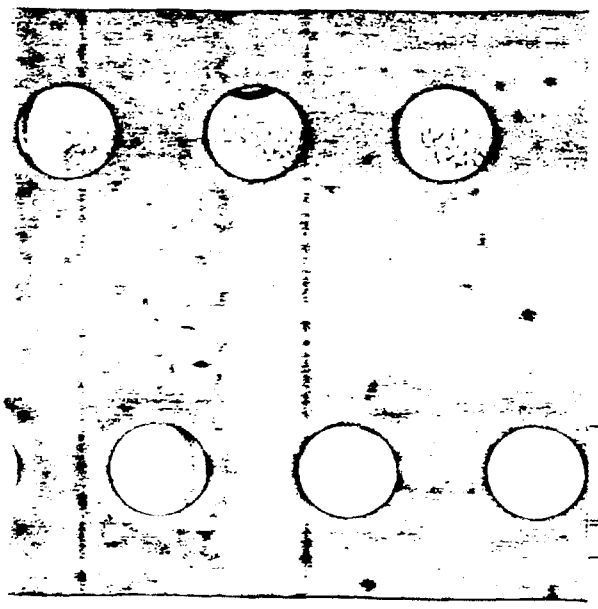
29416

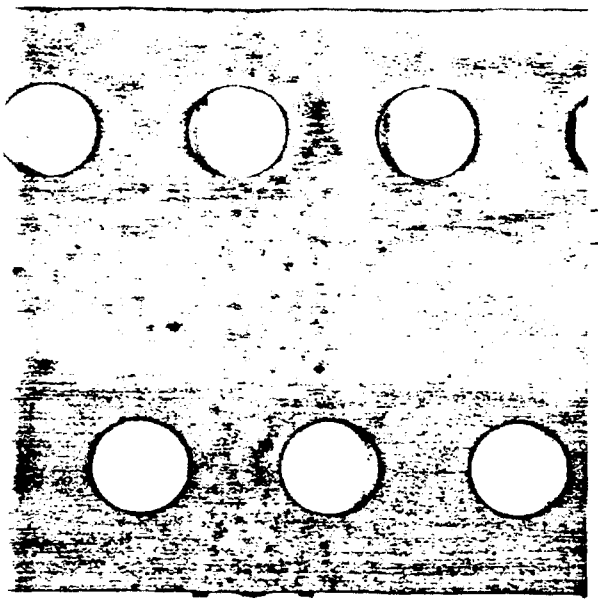
IDENTIFICATION REFERENCE

94 MAR 18 PM 2:20

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3572 03/18 0101 03CHECK 83.30





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9283 PAGE 496

| | | |
|---|---|---|
| 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 19000.00
CON TX 70.30
PRFEE 1.00
MTGED 12.00
TOTAL 83.30
CHECK 83.30

03/18/94 01 14:20 0001 3572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29,16

IDENTIFICATION REFERENCE

94 MAR 18 PM 2:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 768917