WARRANTY DEED

BOOK 10755 PG 189

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1998
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Ridley (NAME)	SAME (NAME)	060-16-0-136.00
226 Capitol View Road (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, June Lafferty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus Ridley and wife, Angela M. Ridley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Joywood Heights, Section III, not of record, and described according to a copy of a survey by W. W. Turner Company, Engineers, January 15, 1948, as follows:

Beginning at a point in the southerly margin of Capital View Avenue, at the common corner of Lot No. 17 and the lot owned by Jim Johnson; thence with Johnson's east line, south 4 degrees 30' west 330 feet to a point in the line of Lot No. 21; thence with the line of Lot No. 21, south 86 degrees east 115 feet to the corner of Lot No. 18; thence with the line between lots Nos. 17 and 18, north 4 degrees 30' east 328.6 feet to a point in the southerly margin of Capital View Avenue; thence with the margin of the same north 85 degrees 30' west 112.8 feet to the point of beginning.

Being the same property conveyed to John A. Lafferty and wife, June Lafferty, by deed from John Blazer and wife, Henryetta Blazer, of record in Book 1561, page 509, Register's Office for Davidson County, Tennessee. The said John A. Lafferty having since died vesting title in the name of June Lafferty as the surviving tenant by the entirety.

Davidson County taxes for the year 1998 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this

CONTINUED

unimproved ( )
This is improved (X) property, known as 226 Capitol View Road, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 6th day of January 19 98

June Lafferty

June Lafferty

BOOK 10755 PG 190

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June Lafferty

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 6th day of January, 19 98.

Commission expires January 20, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

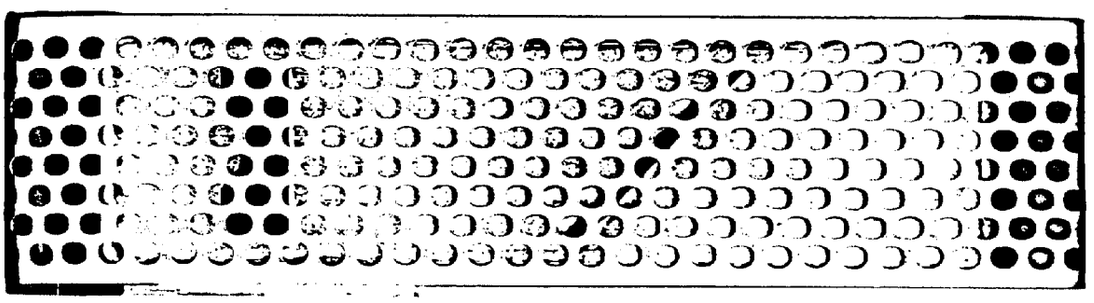
Notary Public

LEGAL DESCRIPTION CONTINUATION

instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

An Easement for Sanitary Sewer/Storm Drainage of record in Book 4158, page 19, Register's Office for Davidson County, Tennessee.

0389356
IDENTIFICATION REFERENCE
98 JAN 12 PM 2:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
1194 01/12 0101 03CHECK 271.70



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

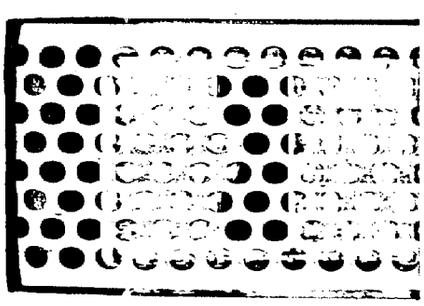
RECEIVED OF _____

FOR _____

BOOK 10755 PG 191

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70

01/12/98 01 14:02 0001 1194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389356
IDENTIFICATION REFERENCE

98 JAN 12 PM 2:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1241849