# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,500.00

Jon Rosalyn Ridley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 98

Richard S. McNeese
Notary Public

MY COMMISSION EXPIRES: 4/29/01
(AFFIX SEAL)

RICHARD S. McNEESE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP AND PARCEL NUMBERS |
|---|---|---|
| Jon Rosalyn Ridley (NAME) | First Trust Mortgage Company (NAME) | MAP 7 |
| 1651 Springfield Hwy. (ADDRESS) | 6525 Quail Hollow Road (ADDRESS) | PARCEL 177 |
| Goodlettsville, Tennessee 370 (CITY) (STATE) (ZIP) | Memphis, TN 38120 (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, Jeffrey D. West, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon Rosalyn Ridley, unmarried

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, and described according to a survey by Ray G. Cole, registered land surveyor No. 924, dated March 26, 1992, revised August 24, 1995, as follows:

Tract 4: Beginning at an iron pin set at the Northwest base of a 24" oak tree, the most Southeast corner of this tract, the most Northeast corner of Tract 5, this survey, and being located N.03 deg. 43' 23" E. 256.23 feet from an iron pin, a corner to Richard W. Uselton (Deed Book 7851, page 310), the most Southeast corner of property conveyed in Deed Book 8590, page 939; thence, from said beginning point, and with the line of said Tract 5, N. 81 deg. 48' 36" W. 878.47 feet to an iron pin (old); thence, N. 65 deg, 58' 19" W. 88.45 feet to an iron pin (old); thence, N. 78 deg. 32' 09" W. 60.00 feet to an iron pin (old); thence, N. 34 deg. 54' 12" E. 549.05 feet to an iron pin (old); thence, S. 65 deg. 09' 29" E. 175.00 feet to an iron pin (old); thence, N. 33 deg. 07' 52" E. 221.69 feet to an iron pin (old); thence, S. 54 deg. 45' 29" E. 541.78 feet to an iron pin (old); thence, S. 03 deg. 43' 23" W. 423.77 feet to the beginning, containing 10.81 acres, more or less..

Also conveyed herewith to the Grantee is a joint 50' access easement, described as follows, and is also reserved for the benefit of Grantors and

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1651 Springfield Hwy., Goodlettsville, Tennessee 37072
(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 14th day of April 19 98

Jeffrey D. West

Jeffrey D. West

2

BOOK 10891 PG 911

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 Jeffrey D. West, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 14th day of April 19 98.

Commission expires 9/19/99

Notary Public

RICHARD S. McNEESE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____ 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

3.

BOOK 10891 PG 912

LEGAL DESCRIPTION CONTINUATION

Grantors' remaining three (3) Tracts, described as follows:

Beginning at a point in the Easterly right-of-way line of Highway 41, the most Southwest corner of Tract 3, and being located along the margin of said Highway from a concrete Highway Monument, corner to B.B. Adamson (Deed Book 2044, page 251) as follows: S. 04 deg. 56' 47" W. 30.60 feet to a concrete Highway Monument; thence; S. 14 deg. 39' 27" E. 83.32 feet to said beginning point; thence, from said beginning point and leaving said Highway, N. 37 deg. 11' 54" E. 321.29 feet to an iron pin; thence N. 76 deg. 19' 43" E. 262.72 feet to an iron pin; thence, N. 88 deg. 15' 53" E. 173.34 feet to an iron pin; thence N. 78 deg. 32' 09" E. passing an iron pin, a common corner to Tracts 3 and 4, at 119.69 feet, and in all a total of 179.69 feet to an iron pin, thence, S. 65 deg. 58' 19" E. 88.45 feet to an iron pin; thence, S. 08 deg. 23' 16" W. 51.92 feet to a point; thence, N. 65 deg. 58' 19" W. 96.94 feet to a point; thence, N. 78 deg. 32' 09" W. 168.40 feet to a point; thence, S. 88 deg. 15' 53" W. 162.33 feet to a point; thence, S. 76 deg. 17' 17" W. 107.59 feet to an iron pin; thence, S. 76 deg. 19' 23" W. 131.07 feet to an iron pin; thence, S. 37 deg. 20' 13" W. 343.49 feet to a point in the right-of-way line of said Highway 41; thence, with said Highway, N. 14 deg. 39' 27" W. 63.46 feet to the beginning.

Being the same property conveyed to Jeffrey D. West by Warranty Deed from Thomas L. Cunningham, IV, and Patricia Cunningham, as joint tenants with the right of survivorship, dated November 8, 1995, and of record in Book 9860, page 552, Register's Office for Davidson County, Tennessee.

Grantee shall have the responsibility to share equally with the Grantor and the purchasers of Grantors' remaining Tracts in the cost and expense of the care and maintenance of the easement.

This conveyance is subject to the 1998 Davidson County Taxes and any subsequent years; Restrictive Covenants of record in Book 9860, page 552, Register's Office for Davidson County, Tennessee.

5851 04/21 0101 03CHECK 706.75

MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR 21 AM 9:03

IDENTIF. → REFERENCE
04271.75

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

RECEIVED OF _____

FOR _____

BOOK 10891 PG 913

| | | |
|---|---|---|
| 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 187500.00
CON TX 693.75
PRFEE 1.00
WDEED 12.00
TOTAL 706.75
CHECK 706.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/98 01 0903 0001 5851

04271175
IDENTIF. ↑ REFERENCE

98 APR 21 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281988