This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

BOOK 11462 PG. 882

ADDRESS NEW OWNER:
David G. Ridings & Bethaney L. Ridings
308 Overridge Cove
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SouthTrust Mortgage Corporation
5409 Maryland Way, Suite 100
Brentwood, TN 37027

MAP **86-4**
GROUP **B**
PARCEL **51.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William Keith Martin and wife, Heidi Eva Martin** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **David G. Ridings and wife, Bethaney L. Ridings**, 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. 102 on the Plan of the First Revision, Section Two, Sunset Oaks, of record in Book 7900, page 942, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to William Keith Martin and wife, Heidi Eva Martin by deed from Frank Batson Homes, Inc. of record in Book 9909, page 555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 308 Overridge Cove, Hermitage, Tennessee 37076.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0582684
RECEIVED FOR RECORD
99 MAY -4 PM 4:13
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
RECEIVED FROM CHECK 695.50
05.50

WITNESS our hands this the 27th day of April, 1999.

William Keith Martin

Heidi Eva Martin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Keith Martin and wife, Heidi Eva Martin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of April, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 02/23/02

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 1999.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 02/23/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 884

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0582684

IDENTIFICATION REFERENCE

99 MAY -4 PM 4:13

HILLARY THOMPSON
REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	185000.00
CON TX	684.50
ERFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	695.50
CHECK	695.50

05/04/99 01 16:17 0001 1478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456164