Record & Return To: Southern Title Services, LLC Three Maryland Farms, Suite 340 Brentwood, TN 37027 File #	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2000. Notary Public 5-20-2003 MY COMMISSION EXPIRES: (AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe F Rediker	Southeastern Mortgage of TN	Map 136-10-0
(Name) 344 Clearlake Drive West	(NAME) 115 29th Ave. South	Parcel 64.00
(ADDRESS) Nashville, Tn 37217	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JAMES CRAWFORD WARDROP, JR., AND DONALD ALEXANDER WARDROP, sole heirs at law of Evelyn A. Wardrop, and devisees under the Will of Evelyn Alexandria. Wardrop hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto JOE F REDIKER AND WIFE, BARBARA E. REDIKER , hereinafter called the GRANTEE(S), 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, described as follows, to-wit:

Being Lot No. 459 on the Plan of Priest Lake Park Subdivision; Section 7-B, which is of record in Book 5200, page 175, Register's Office for Davidson county, Tennessee.

Being the same property conveyed to James C. Wardrop, et ux Evelyn a. Wardrop by deed from Philhall Corp of record in Book 5675, page 125, Register's Office, Davidson County, Tennessee. The said James C. Wardrop having predeceased Evelyn A. Wardrop and by Will of Evelyn A. Wardrop of record in Will Book 231, page 499, Probate Court of Davidson County, Tennessee, property was devised to James Crawford Wardrop, Jr., and Donald Alexander Wardrop.

Subject to all matters as shown on the Plan of record in Book 5200, page 175, Register's Office, Davidson County, Tennessee; and Restrictive covenants in Book 5499, page 879, said Register's Office.

unimproved ( )
This is improved(X) property, known as 344 Clearlake Drive West, Nashville, TN 37217
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 31st day of January, 2000.

James Crawford Wardrop, Jr.

Donald Alexander Wardrop

Instr:200002070012227 Page: 1 OF 2
REC'D FOR REC 02/07/2000 10:10:47AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $518.00

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 31st day of January, 2000, before me personally appeared James Crawford Wardrop, Jr. and Donald Alexander Wardrop, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this the 31st day of January, 2000.

Notary Public
My Commission Expires:_____