Instr:200002070012469 Page: 1 OF 2
REC'D FOR REC 02/07/2000 1:53:39PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $728.90

THIS INSTRUMENT PREPARED BY: Mudter & Patterson, Attorneys 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16976	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $197,000.00 Affiant Subscribed and sworn to before me, this 3rd day of February, 2000. Notary Public My Commission Expires:

GENE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
KRISTEN ANN RIDDICK	COMMONWEALTH MORTGAGE CO.	MAP 131-5-C
203 Cheswick Court	6040 Dutchmans Lane, Ste. 15	PARCEL 203.00CO
Nashville, Tennessee 37215	Louisville, Kentucky 40205	FB#7DA92318

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JENNIFER JOHNS PATTERSON, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KRISTEN ANN RIDDICK AND HUSBAND, JOHN C. RIDDICK, JR., ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 203 Cheswick Court Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2000.

JENNIFER JOHNS PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER JOHNS PATTERSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2000.

My Commission Expires: _____ Notary Public

GENE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 203, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Johns Patterson, unmarried, by deed from Herbert L. Brown and wife, Mattie Brown, of record in Book 10213, page 596, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6566, page 4, Book 6674, page 583, and Book 6822, page 721; (3) Easements of record in Book 4161, page 814, Book 6229, page 484, Book 4377, page 710, and Book 4403, page 627; (4) Charter of record in Book 7925, page 64, and Book 8350, page 426; (5) Agreement of record in Book 6702, page 330; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 699, said Register's Office.