File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Maurice T. Ridley and Princella L. Ridley
5163 Saundersville Road
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

Instr:200007120068896 Page: 1 OF 2
REC'D FOR REC 07/12/2000 9:29:21AM
RECORD FEE: $11.00
I. TAX: $0.00 T. TAX: $9.25

MAP AND PARCEL:
MAP 93-12
PARCEL 82
14W-10030

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 of which is hereby acknowledged, we, Buford F. Drake and wife, Juanita S. Drake hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Maurice T. Ridley and wife, Princella L. Ridley, as tenants by the entirety, 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:

BEING the easterly 30 feet of Lot No. 63 on the westerly 15 feet of Lot No. 62 on the Map of Maury and Claiborne's Addition to Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, described as follows:

SAID parts of Lots Nos. 63 and 63 front together 25 feet on the northerly side of Green, formerly Leight, Streen and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Buford F. Drake and wife, Juanita S. Drake, by deed from by Final Decree confirming sale, Chancery Court for Davidson County of record in Book 8381, Page 318, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 21, Pages 84 and 85, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2000 have been pro-rated and assumed by Grantee.

Juanita S. Drake executed this instrument on behalf of Buford F. Drake pursuant to a Power of Attorney of record in Instr: 200006220062379, said Register's Office.

This is unimproved property known as 14 Green Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maurice T. Ridley and wife, Princella L. Ridley, their heirs and assigns, forever; and we, Buford F. Drake and wife, Juanita S. Drake 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of July, 2000.

Buford F. Drake, by Juanita S. Drake, Attorney in Fact
Buford F. Drake, by Juanita S. Drake, Attorney in Fact

Juanita S. Drake
Juanita S. Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ~~Buford F. Drake and~~ wife, Juanita S. Drake the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of July, 2000.

Gene W. Floyd
NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 2,500.00.

AFFIANT

Subscribed and sworn to before me this 7th day of July, 2000.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Juanita S. Drake 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, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 7th day of July, 2000.

Gene W. Floyd
Notary Public

My Commission expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.