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

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jack D. Ridings et ux
121 Hickory Hill Dr.
Tullahoma, Tennessee 37388

SEND TAX BILL TO:
Owner

MORTGAGEE:
AEDC Federal Credit Union
550 William Northern Blvd.
Tullahoma, TN 37388

MAP	**142-5**
GROUP	**D**
PARCEL	**40.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Margaret R. Biggs, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jack D. Ridings and wife, Linda C. 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 Unit No. Q-406, together with carport Q-406, River Plantation Condominiums, Section 4, of record in Book 4860, pages 17-19, said Register's Office.
>
> Being the same property conveyed to Margaret R. Biggs, unmarried by deed from Robert E. Baker, unmarried of record in Book 8269, page 474, 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 2001 and subsequent years.

This is improved property known as 1002 Todd Priess Drive, Unit Q-406, Nashville, Tennessee 37221.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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.

Davidson County DEEDWARR
Recvd: 11/14/00 10:37 2pgs
Fees:11.00 Taxes:421.80
20001114-0112776

WITNESS my hand this the 31st day of October, 2000.

Margaret R. Biggs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margaret R. Biggs, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of October, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $114,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004