Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 02/20/01 09:15 3pgs
Fees:15.00 Taxes:534.28
20010220-0015342

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William C. RIDENOUR, UNMARRIED,** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **MARGARET ANN BAYLESS** it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 15 day of February 2001.

WILLIAM C. RIDENOUR

STATE Of Tennessee
COUNTY Of Wilson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, WILLIAM C. RIDENOUR with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 15 day of February 2001.

Notary Public
My Commission expires:

GINNY L. KATRICK
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
RUTHERFORD COUNTY, TENNESSEE

STATE Of Tennessee
COUNTY Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $144,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Margaret A. Burgess
Affiant

Subscribed and sworn to before me this 15 day of Feb 2001.

Ginny L. Katricka
Notary Public

My Commission expires:

GINNY L. KATRICKA NOTARY PUBLIC AT LARGE Comm. exp. 3-18-2002 RUTHERFORD COUNTY, TENNESSEE

Map and Parcel Numbers: 171-02-0-A-15.00

Address of New Owner:
112 Villa View Ct.
Brentwood, TN 37027

Send Tax Bills To:
same

6-0100017

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Land in Davidson County, Tennesse, being Unit 15 on the Condominium site Plan for Brentwood Villa,Phase I, of record in Book 6900, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to William C. Ridenour, Unmarried from Lawrence E. Hayes, Jr. and wife, Suzanne S. Hayes by Warranty Deed dated March 29, 2000 and recorded April 4, 2000 in Book 200004040033490, Register's Office for Davidosn County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 6900, page 5, Register's Office for Davidson County, Tennessee.

(6-010017/1)