Box 29

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 04/01/03 12:46 2pgs
Fees:13.00 Taxes:338.55
20030401-0042706

WARRANTY DEED

Address new owner as:
Scott Ridgway
1907 Marsden
Nashville, Tennessee 37216

Send tax bills to:
SunTrust Mortgage, Inc.
201 4th Avenue North 7th Floor
Nashville, Tennessee 37219

Map-Parcel
Map 72-12
Par 171

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William O. Greer and wife, Sarah Nell Greer, have this day bargained and sold, and do hereby transfer and convey to the said Stuart Scott Ridgway, unmarried, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 303 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said Lot No. 303 fronts 58.68 feet on the northerly side of Marsden Avenue, and runs back 140.27 feet on the west line and 126.30 feet on the east line, to a dead line in the rear, on which it measures 129.27 feet.

Being the same property conveyed to William O. Greer and wife, Sarah Nell Greer, by deed from Hubert McDuff and wife, Estelle McDuff, of record in Book 4412, page 969, Register's Office for Davidson County, Tennessee.

This is improved property known as 1907 Marsden, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Stuart Scott Ridgway, his heirs and assigns, forever.

And we, William O. Greer and wife, Sarah Nell Greer, do covenant with the said Stuart Scott Ridgway that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2003.

And we, William O. Greer and wife, Sarah Nell Greer, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Stuart Scott Ridgway, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March 2003.

William O. Greer
WILLIAM O. GREER

Sarah Nell Greer
SARAH NELL GREER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William O. Greer and wife, Sarah Nell Greer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that we executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March 2003.

Ollie Mai Parsley
NOTARY PUBLIC

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $91,500.00.

Stuart Scott Ridgway
AFFIANT

Subscribed and sworn to before me, this 31st day of March 2003.

Ollie Mai Parsley
NOTARY PUBLIC

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006