Davidson County DEEDWARR
Recvd: 05/28/03 14:48 2pgs
Fees:13.00 Taxes:253.45
20030528-0072065

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 68,500

Affiant

Subscribed and sworn before me this the 30th day of April, 2003.

My Commission Expires: 3/25/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN MY COMM EXP 3-25-06

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner	Improved Property known as:	Send Tax Bills to:
Walter Keith Ridley 2713 Vineyard Way Smyrna, GA 30082	1612 5th Avenue North Nashville, TN 37208	CTX Mortgage Company, LLC 801 94th Avenue North St. Petersburg, FL 33702

Map and Parcel Number: Map 82-5-57

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAINON SIDNEY

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

WALTER KEITH RIDLEY AND DEJUAN RIDLEY, HUSBAND AND WIFE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the south 5 feet of Lot No. 94 and the north 46 feet of Lot No. 95 on the Map of D.T. McGavock's Plan of 98 lots, of record in Book 21, page 7, Register's Office for said County.

Being the same property conveyed to Dainon Sidney, by Quitclaim Deed of record in Instrument Number 20020408-0042362, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 30th day of April, 2003.

Dainon Sidney by Valinda Burks atty in fact
Dainon Sidney

State of Tennessee

County of Rutherford

On the **2nd day of May, 2003**, before me personally appeared **Valinda Burks** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Dainon Sidney** as his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **Dainon Sidney**.

See Power of Attorney of record in Instrument Number 20030528007206 4, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN MY COMM EXP 3-25-08