PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 44862

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/03/03 12:11 2pgs
Fees:13.00 Taxes:577.20
20031003-0146418

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Molly Edmondson SUITE 109 PARKLANE BLDG 5200 MARYLAND WAY BRENTWOOD, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 142-11-124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Ronald E. Ritchie and spouse, Jana L. Ritchie, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Molly Edmondson** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Westward Winds, of record in Book 3700, page 32, Register's Office for said County.

Said Lot no. 50 fronts 80 feet on the easterly margin of Willow Creek Road and extends back 185.3 feet on the northerly line 189.6 feet on the southerly line to a dead line in the rear, measuring 66.80 feet theron.

Being the same property, conveyed to Ronald Ritchie and spouse, Jana Ritchie by deed from Floyd Archie Dockery and spouse, Dorothy E. Dockery of record in Book 9463, page 552 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 32, said Register's Office, which Plan shows a 30 foot minimum building setback line from Willow Creek and a 10 foot easement for public utility and drainage purposes along the rear and northerly line(s).

This is improved property, known as: 7229 Willow Creek Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 2003 .

Ronald E. Ritchie

Jana L. Ritchie

State of WILLIAMSON
County of DAVIDSON

On this 21st day of July, 2003 , before me the undersigned authority, personally appeared **Ronald E. Ritchie Jana L. Ritchie** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of WILLIAMSON My Commission Expires JULY 26, 2003
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $156,000.00

Affiant

Sworn and subscribed before me this 21st day of July, 2003

My Commission Expires: 3/25/04

~~Notary Public~~

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.