Name and Address of New Owner:

Tony Ridley
1437 Ocoee Trail
Madison, TN 37115

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
215 Ward Circle, S-104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $99,900.00

Tony C. Ridley
Affiant
Subscribed and sworn to before me on this 11/26/03.

Notary Public

My Commission Expires:_____

DELANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

MY C... EXPIRES: AUGUST ... 03

Map & Parcel No.
63-2-123

Davidson County DEEDWARR
Recvd: 12/03/03 08:17 2pgs
Fees:13.00 Taxes:369.63

20031203-0173495

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Cleola Sesson, unmarried (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Tony Ridley (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

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

Land in Davidson County, Tennessee, being Lot No. 177 on the unrecorded on the Map or Plan of of Nawakwa Hills, Powwow Addition, Section 6, being a subdivision of a tract of land containing 41.14 acres, more or less, and being more particularly described by a separate survey dated August 27, 1987, by Rocky L. Montoya, Registered Land Surveyor, No. 097, and described as follows:

Beginning at a point in the easterly margin of Ocoee Trail, said point being 908.82 feet southeast of the intersection of the southerly right of way of Nawakwa Trail and the easterly right of way of Ocoee Trail; thence N 67 deg. 01' 36" E 149.66 feet to a point; thence S 22 deg. 58' 24" W 50 feet to a point; thence S 67 deg. 01' 36" W 149.66 feet to a point; thence with the easterly margin of Ocoee Trial N 22 deg. 58' 24" E 50 feet to the point of beginning.

Being the same property conveyed to Cleola Sesson by virtue of a Warranty Deed dated June 10, 1988, from W. H. Dorris & Associates, Inc., of record in Book 7571, page 978, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1437 Ocoee Trail, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his and assigns, against the lawful claims of all persons.

WITNESS my hand on this 11/26/03.

Cleola Sesson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Cleola Sesson, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 26 day of November, 2003.

NOTARY PUBLIC

My Commission Expires:

DELLANA LASHELLE LOWHORN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

EXPIRES: JULY 23, 2005