This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 01/26/04 10:43 2 pgs
Fees:13.00 Taxes:407.00

20040126-0009675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $110,000.00.

J H Bell
Affiant

Subscribed and sworn before me this the 23rd of January, 2004.

Notary Public
My commission expires:

DAVE ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.
My Commission Expires December 19, 2004

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rita Josephson 461 Huntington Ridge Drive Nashville, TN 37211	NEW OWNER	161-11-0A-196.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Connie Redding, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rita Josephson, Unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 196, on the plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Connie Redding by deed of record as Instrument No. 20011121-0128107, said Register's Office

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4729, Page 687; Book 4889, Page 905; Book 5394, Page 243; and Book 7423, Page 762, said Register's Office.

This coveyance is made subject to: (1) All matters appearing on the Plan of record in Book 4675, Page 9; and (2) Storm Water Detention Agreement of record in Book 9732, Page 551; Book 9775, Page 308; and Book 11345, Page 59, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 461 Huntington Ridge Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd of January, 2004.

Connie Redding

Connie Redding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Connie Redding, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd of January, 2004.

My commission expires:

Notary Public

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
November 27, 2004