This space for Register's Office:

Davidson County DEEDWARR
Recvd: 02/06/04 11:00 2pgs
Fees:13.00 Taxes:362.60
20040206-0014725

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Gwendolyn L. Ridley
1434 Snell Blvd.
Nashville, TN 37218

SEND TAX BILLS TO:
Irwin Mortgage
400 Interstate Pkwy
Atlanta, GA 30339

Map & Parcel #19-80.07-0-15.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Elaine Hall, formerly known as Elaine Petway,** hereinafter called the **Grantor**, does hereby convey unto **Gwendolyn Ridley, a single woman** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 377on the Plan of Section Two, Bordeaux hills, of record in Book 3600, ,Page 7, Register's Office of said County.
Said Lot No. 377 fronts 59.6 feet on the westerly side of Snell Boulevard and extends back 119.09 feet on the southerly line and 111.38 feet on the northerly line, to a deadline in the rear on which it measured 44.43 feet.

Being the same property conveyed to Elaine Petway by Quitclaim Deed of record in Book 8288, Page 936 on August 30, 1990, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 1434 Snell Boulevard, Nashville, TN 37218.

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those

encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 28th day of January, 2004.

Elaine Hall

Elaine Hall

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Elaine Hall known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 28 day of Jan. 2004 ~~2003~~.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2/20/05

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 98.000.00.

Christie Williams
Affiant

Sworn and subscribed before me on 1-28-04

Notary Public

My Commission Expires: 2-20-05