BEING RERECORDED TO RECORD IN THE CORRECT COUNTY

BK 2664 PG 530

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of December, 2002.

Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/27/04 14:41 2pgs
Fees:12.00 Taxes:0.00

20040927-0116238

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

State of Tennessee, County of WILLIAMSON
Received for record the 20 day of
DECEMBER 2002 at 10:36 AM. (RECH 514309)
Recorded in official records
Book 2664 Pages 530- 531
Notebook 70 Page 472
State Tax $ 451.03 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 464.03,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ruth Schmidt
1209 Greenland Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
061.12-0-178.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert D. Ridley, Trustee** for the Robert D. Ridley Revocable Living Trust Dated January 20, 1988, hereinafter referred to as Grantors, hereby transfers and conveys to **Ruth Schmidt** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 3 on the unrecorded Plan of Jno L. Kennedy's Subdivision of the easterly part of Lot 3 of the William Land or Sallie W. Love Tract, described according to survey of W. B. Southgate, dated July 1917, further described by survey of John Kohl, dated June 7, 1979, as follows:

Beginning on the northerly margin of Greenland Avenue at a point 294 feet west of the westerly margin of Kennedy Avenue, said point being the corner of Lot Nos. 3 and 4; thence with the line between said two lots, northwardly 416.7 feet to the southerly line of Eastdale Subdivision; thence with said line westwardly 100 feet, more or less, to the corner of Lots Nos. 2 and 3; thence with the dividing line between lots Nos. 2 and 3, southwardly 415 feet to the northerly margin of Greenland Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to Robert D. Ridley by Warranty Deed from Larry Bailey and wife, Kathy Bailey of record in Book 7096, page 460, Register's Office for Davidson County, Tennessee.

Said property was further conveyed to Robert D. Ridley, Trustee, by Quitclaim Deed from Robert D. Ridley of record in Book 10763, page 158, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1209 Greenland Avenue, Nashville, Tennessee 37216.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 13th day of December, 2002.

Robert D. Ridley, Trustee

Robert D. Ridley, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Ridley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the Trustee of the Robert D. Ridley Living Trust dated January 20, 1998 and who, being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2002.

Notary Public

My Commission Expires: 11/11/05

NOTARY PUBLIC AT LARGE

06963-BP