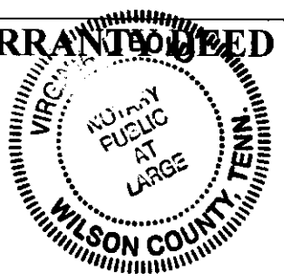
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS 193,000.00.

Affiant

Subscribed and sworn to me on December 10, 2004

NOTARY PUBLIC 11-16-05 expiration

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 12/14/04 11:49 2pgs
Fees:13.00 Taxes:714.10

20041214-0148454

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Aaron M. Ridley 1500 Eller Nashville, TN 37221	SAME	141-12B 72

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Peter S. Rosen and wife, Latifa G. Rosen, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Aaron M. Ridley and Alicia Ridley, joint tenants, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of South Hampton, Phase 4, as shown on the plat of record in Plat Book 6250, page 565, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Peter S. Rosen and wife, Latifa G. Rosen by deed from Wendall L. Hall and wife, Teresa G. Hall, dated 08/15/96, filed 08/19/96, of record in Book 10159, Page 975, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to all matters of record in Plat Book 6250, Page 565, in the Register's Office for Davidson County, Tennessee; and
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 1500 Eller, 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 GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on December 10, 2004.

Peter S. Rosen

Latifa S. Rosen

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 10, 2004, before me personally appeared Peter S. Rosen and Latifa S. Rosen to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 10, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE