Return to:
Accelerated Title Co.
1018 N. Ward St.
Tampa, FL 33607

Davidson County DEEDWARR
Recvd: 02/23/05 10:05 3 pgs
Fees:18.00 Taxes:325.60
20050223-0019550

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2004.

Notary Public
My commission expires: 7-10-2006

10-0486-61553

Address of New Owner:	Send Tax Bills to:	Tax Information
Valencia R. Ridley 1402 Mohawk Trail Madison TN 37115	Valencia R. Ridley 1402 Mohawk Trail Madison TN 37115	53-14-0-034

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rebecca Lynn Whitney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Valencia R. Ridley, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Nawaka Hills, Powwow Addition, Section 1, of record in Plat Book 843, Page 79, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Lynn Whitney by deed from Charles S. Steakley and wife, Lori A. Steakley, dated 2/20/65, recorded 2/24/98, of record in Book 10807, Page 143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1402 Mohawk Trail, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of June, 2004.

Rebecca Lynn Whitney

Rebecca Lynn Whitney

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Lynn Whitney, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

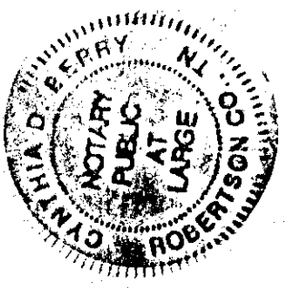
Witness my hand in Hendersonville, TN, this 15th day of June, 2004.

State of Tennessee at Large

My Commission expires 9/23/2007

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

Notary Acknowledgement



STATE OF TN
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Lynn Whitney, with whom I am personally acquainted with or whom produced Tn Drivers license as identification, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Springfield, TN this 6th day of December, 2004.

Cynthia D. Berry
State of Tennessee at Large

My Commission expires 7-10-2006

