File Box 8

This Instrument Prepared By:
R. Francene, Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Rachel V. Ridenour
1706 Warfield Drive
Nashville, TN 37215

SEND TAX BILL TO:
new owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/07/05 08:59 2 pgs
Fees:13.00 Taxes:1219.15
20050407-0038182

MAP 131-3
GROUP
PARCEL 158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **W.A. Charron and wife, Alice J. Charron** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Rachel V. Ridenour, unmarried**, hereinafter called the "GRANTEE", her heirs 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. 10 on the plan of Neil Hunt Subdivision, of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 10 fronts 75.15 feet on the northerly margin of Warfield Avenue and extends back 203.89 feet on the easterly line and 199.32 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to W.A. Charron and wife, Alice J. Charron by deed from Dalton Stroop of record in Instrument no. 20041222-0152388, Register's Office for Davidson County, Tennessee.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 1, Page 19, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon. Subject to restrictive covenants contained in an instrument of record in Book 1129, Page 321; and amended in Book 6104, Page 64, said Register's Office. Subject to a sewer and/or storm drainage easement set forth in an instrument of record in Book 4110, Page 643, said Register's Office.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 1706 Warfield, Nashville, Tennessee 37215.

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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 GRANTEE, and her 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 our hands this the 4th day of April, 2005.

W.A. Charron

Alice J. Charron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **W.A. Charron and Alice J. Charron**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of April, 2005.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $329,500.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of April, 2005.

NOTARY PUBLIC

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 24, 2007