2nd

Davidson County DEEDWARR
Recvd: 05/16/05 14:28 2 pgs
Fees:13.00 Taxes:821.40
20050516-0055014

#268

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Henry G. Laird, Jr. and wife, Catherine P. Laird	SunTrust Mortgage, Inc.	Map 172-3A-
816 North Woodstone Lane	201 Fourth Ave. No/ 7th Fl	Parcel 95
Nashville, TN 37211	Nashville, TN 37219	

RETURN TO: This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William C. Ridenour, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Henry G. Laird, Jr. and wife, Catherine P. Laird,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95, Woodlands, Phase I, Section I, as shown by plat and survey of record in Plat Book 6900, pages 498 and 499 and in Plat Book 6900, page 635, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William C. Ridenour by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C, as Substitute Trustee of record in Instrument No. 20050225-0021096, said Register's Office. William C. Ridenour is one and the same as William Ridenour.

This instrument is executed on behalf of William Ridenour by Nan Pendergrast, as his Attorney In Fact pursuant to recorded Power of Attorney recorded in Instrument No. 20050516-0055013 **, said Register's Office.**

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2005 Taxes, a lien not yet due and payable.**
2. **Restrictions, By-Laws,Charter and Common Area of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8454, page 246, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, Book 8454, page 246, and in Book 8472, page 310, said Register's Office.**
3. **Easements of record in Book 7336, page 3, Book 8541, page 225, Book 8541, page 230 and in Book 8541, page 235, said Register's Office.**
4. **All matters appearing of record in Plat Book 6900, pages 498 and 499, and in Plat Book 6900, page 635, said Register's Office.**

This is improved property commonly known as **816 North Woodstone Lane, Nashville, TN 37211.**

CPL

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $222,000.00.

Affiant

Subscribed and sworn to before me this 12th day of May, 2005.

Notary public:

My Commission Expires: MAR. 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of **May, 2005**.

William C. Ridenour, by Nan Pendergrast, atty-in-fact
Attorney-in-fact

[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 **Nan Pendergrast**, with whom I am personally acquainted who acknowledged that **she** executed the within instrument for the purpose of therein contained and who further acknowledged that **she** is the Attorney-in-Fact for **William C. Ridenour** and that **she** is authorized by **him** to execute this instrument on **his** behalf.

WITNESS my hand and official seal at Nolensville, Tennessee, this 12th day of **May, 2005.**

Notary Public

My Commission Expires: MAR. 31, 2007