THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20844J

Davidson County DEEDWARR
Recvd: 06/02/05 12:14 2 pgs
Fees:13.00 Taxes:362.60
20050602-0062425

MAP/GROUP/PARCEL:
149-05-0-171.00

NEW OWNER'S NAME AND ADDRESS:
PATRICA A. RIDLEY
4745 TERRAGON TRAILS
NASHVILLE, TN 37013

SEND TAX BILLS TO:
~~New Owner~~
GMAC MORTGAGE CORP.
16 CADILLAC DRIVE
BRENTWOOD, TN 37027

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Timothy R. Brewer, a married man, hereinafter called Grantor, does hereby transfer and convey unto Patricia A. Ridley, UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

The subject property is improved property commonly known as 4745 Terragon Trail, Antioch, Tennessee 37013.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No: 20050223-0019848, Register's Office for Davidson County, Tennessee. There herein described property is investment property for the Grantor. Grantor, nor any member of his immediate family have occupied this property as homestead.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Timothy R. Brewer

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Timothy R. Brewer with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 31st day of May, 2005.

NOTARY PUBLIC

3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 98,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of May, 2005.

NOTARY PUBLIC

3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE