WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 07/13/05 12:27 2 pgs
Fees:13.00 Taxes:395.90
20050713-0081145

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Stacy Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2005

Zana C. Petty
Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robin K. Riddell	NEW OWNER	Map 83
714 Benson Street		Group 6
Nashville, TN 37206		Parcel 225

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas Wayne Tully and wife, Nelda Jean Tully

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robin K. Riddell, unmarried

hereinafter called the GRANTEES, their 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 the northerly one-half of Lot No. 3 on the unrecorded plan showing the subdivision of part of Lot No. 2 of the Martha Martin Lands described according to a survey by John B. Kohl, III, Surveyor, dated October 26, 1977, as follows:

Beginning at a point in the westerly margin of Benson Avenue 50 feet north of the first alley north of Eastland Avenue, being the corner of the property conveyed to Dixie Womack by deed of record in Book 1025, Page 357, said Register's Office; thence along Womack's northerly line parallel to the northerly margin of said alley, westwardly 214.8 feet to north alley; thence with the line of same, northwardly 50 feet to the common corner between Lots Nos. 3 and 4; thence with the line between said lots eastwardly 214 feet to the westerly margin of Benson Avenue; thence with the margin of same, southwardly 50 feet to the point of beginning.

BEING the same property conveyed to Thomas Wayne Tully and wife, Nelda Jean Tully by deed from William H. Alexander and wife, Georgia B. Alexander, of record in Book 5224, Page 889, dated November 3, 1977, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 714 Benson Street, Nashville, TN 37206

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 8th day of July, 2005.

Thomas Wayne Tully

Nelda Jean Tully

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Wayne Tully and Nelda Jean Tully, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Greeneville ~~Nashville~~, Tennessee, this 8th day of July, 2005.

My Commission Expires: ~~01/27/07~~ 6/11/06

Notary Public

GAIL LAWS
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY