WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK C. RIDINGS	SAME	MAP 63 PARCEL 273
(NAME)	(NAME)	
1117 Berwick Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **MARGARET MARIE PIERCEY DILLARD, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK C. RIDINGS, and wife, LARINDA C. RIDINGS**, 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:

Situated in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Margaret Heights Subdivision, a shown of record in Instrument No. 200406290077366, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made.

ALSO CONVEYED HEREWITH are all those certain rights contained in that certain easement for Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office for Davidson County, Tennessee. This conveyance is further made SUBJECT TO that certain Easement for Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office for Davidson County, Tennessee.

SUBJECT TO that certain Restrictive covenant applicable to Lot No. 3 of Margaret Heights Subdivision of record in Instrument No. 20050916-0111738, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Margaret Marie Piercy Dillard by instrument of record in Instrument No. 20020405-0041839, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 1566 HUDSON ROAD, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of September, 2005.

Davidson County DEEDWARR
Recvd: 09/16/05 14:12 2 pgs
Fees:13.00 Taxes:240.50
20050916-0111739

Margaret Marie Piercey Dillard
MARGARET MARIE PIERCEY DILLARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MARGARET MARIE PIERCEY DILLARD the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2005.

Commission expires: 2-10-08

Notary Public

NOTARY PUBLIC AT LARGE
GRAHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008