Return to:

IDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 10/21/05 12:02 2 pgs
Fees:13.00 Taxes:477.30
20051021-0127316

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

H. ANTHONY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson) (VB)

The actual consideration or value, whichever is greater, for this transfer is $129,000.00.

Natasha Bilbrey
Affiant

Subscribed and sworn to before me, this 19th day of October, 2005.

Notary Public

My Commission Expires: 1/4/06

Address New Owner As Follows:
Carla D. Riddle et al
441 Dawn Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
133-12-0; 172.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY J. CAMERON, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **CARLA D. RIDDLE and MARCUS D. MARTIN, as Tenants in Common with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section Two, Greenwood Hills, of record in book 4955, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy J. Cameron, unmarried, by deed from Thomas A. Leffler and wife, Xin Ou Leffler, of record as Instrument No. 20020425-0050925 and re-recorded to add marital status as Instrument No. 20020610-0069877, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 5071, page 50, Register's Office for Davidson County, Tennessee.

2. All matters as shown on the Plan of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee.

3. Avigation Easement and Contract of record in Book 9605, page 579, said Register's Office.

This is improved property known as 441 Dawn Drive, Nashville, TN 37211.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 19th day of October, 2005.

Nancy J. Cameron

Nancy J. Cameron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY J. CAMERON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19TH day of October, 2005.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

JULY 21, 2007