Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$115,000.00~~ 112,000.00 CRA

Affiant

Subscribed and sworn before me this the 18th day of January, 2006.

Notary Public
My commission expires: 5/26/09

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mekel D. Workings 1437 Ocoee Trail Madison, TN 37115	New Owner	63-2-123

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tony Ridley unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mekel D. Workings unmarried Rasheeda M. McClain unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the unrecorded Map or Plan of Nawakwa Hills, Powwow Addition, Section 6, being a subdivision of a tract of land containing 41.14 acres, more or less, and being more particularly described by a separate survey dated August 27, 1987 by Rocky L. Montoya, Registered Land Surveyor No. 097, and described as follows:

Beginning at a point in the easterly margin of Ocoee Trail, said point being 908.82 feet southeast of the intersection of the southerly right of way of Nawakwa Trail and the easterly right of way of Ocoee Trail; thence N 67 deg. 01'36" E 149.66 feet to a point; thence S 22 deg. 58'24" W 50 feet to a point; thence S 67 deg. 01'36" W 149.66 feet to a point; thence with the easterly margin of Ocoee Trail N 22 deg. 58'24" E 50 feet to the point of beginning.

Being the same property conveyed to Tony Ridley, a single person, by deed from Cleola Sesson, an unmarried person, as of record in Instrument no. 20031203-0173495, dated November 26, 2003 Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1437 Ocoee Trail, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18th day of January, 2006.

Tony Ridley

Davidson County DEEDWARR
Recvd: 01/30/06 10:01 2 pgs
Fees:13.00 Taxes:414.40

20060130-0011152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tony Ridley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January, 2006.

My commission expires: 11-25-09

Darlene Short
Notary Public

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.