McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JULY 18, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,900.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2006.

Notary Public

My commission expires: _____

Davidson County DEEDWARR
Recvd: 06/01/06 15:16 2 pgs
Fees:13.00 Taxes:817.33
20060601-0064660

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eleanor M. Pitt	**SunTrust Mortgage, Inc.**	**Map 82-5, Parcel 57**
1612 5th Avenue North, Unit B	**PO Box 57028**	
Nashville, TN 37208	**Irvine, CA 92619-7028**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Walter Keith Ridley and DeJuan Ridley, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eleanor M. Pitt, 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 Unit No. B on the Plan of Sixteen Hundred Townhomes, of record in Master Deed in Instrument No. 20060523-0060523, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walter Keith Ridley and DeJuan Ridley, husband and wife, by Warranty Deed, from Dainon Sidney, of record in Instrument No. 20030528-0072065, Dated April 30, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 21, page 7, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20060523-0060522, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20060523-0060523, Register's Office for Davidson County, Tennessee.
Subject to right of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1612 5th Avenue North, Unit B, Nashville, TN 37208.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of May, 2006.

Walter Keith Ridley by A. Steve Yokley
Walter Keith Ridley
By: Arthur Steve Yokley, Attorney-in-Fact

Dejuan Ridley by A. Steve Yokley
DeJuan Ridley
By: Arthur Steve Yokley, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Arthur Steve Yokley** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Walter Keith Ridley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Walter Keith Ridley and is authorized by Walter Keith Ridley to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of May, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
JULY 18, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Arthur Steve Yokley** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of DeJuan Ridley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for DeJuan Ridley and is authorized by DeJuan Ridley to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of May, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06361-JM**
RECORD & RETURN TO:
McCANN & HUBBARD
7105 CROSSROADS BLVD. SUITE 105
BRENTWOOD, TN 37027