Return to: First Title and Escrow Company, Inc.
File Number 25412 Box 9B

Send Tax Statements To:
New Owner SunTrust Mortgage
1001 Semmes Avenue
Richmond, VA 23224

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 06/12/06 14:06 2 pgs
Fees:13.00 Taxes:717.80

20060612-0069789

Name and Address of New Owner:
Mark G. Ridge
529 Wheatfield Dive
Nashville, TN 37221

Map 114-07-0B-023.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CHAD CONATSER and JENNIFER CONATSER, husband and wife,** has this day bargained and sold and does hereby transfer and convey unto, **MARK G. RIDGE,** unmarried, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot Number 126, Section One, Westchase R20 Residential, Planned Unit Development, according to plat and survey of record in Instrument Number 20021203-0148525, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Chad Conatser and Jennifer Conatser, husband and wife, by deed from NVR Inc., T/A Fox Ridge Homes, dated June 30, 2003, appearing of record in Instrument Number 20030708-0093576, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20021126-0146387; By-Laws of record in Instrument Number 20021126-0146387; Easement to Harpeth Valley Utility District of record in Instrument Number 20050509-0052106; Planned Unit Development Boundary of record in Book 9700, page 521; One Hundred Foot Tennessee Valley Authority Easement of record in Book 751, page 374, in Book 787, page 13, and in Book 787, page 14; Sanitary Sewer Easements of record in Book 5222, page 720; Sewer Line Easement of record in Instrument Number 20021028-0131574; Public Utility Easements of record in Book 8626, page 852, and in Instrument Number 20021104-0134795; Right of Ingress/Egress to Family Cemetery of record in Book 2484, page 315; and to any and all matters shown on said plat and survey of record in Instrument Number 20021203-0148525; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **MARK G. RIDGE,** unmarried, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of June, 2006.

Chad Conatser by Jennifer Conatser — Jennifer Conatser

Chad Conatser **Jennifer Conatser**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Chad Conatser and Jennifer Conatser, husband and wife**, the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 5th day of June, 2006.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

Sheri L Morgan

NOTARY PUBLIC

My Commission Expires: 2/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $194,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald E. Hoff

AFFIANT

SWORN to and subscribed before me, this the 5th day of June, 2006.

Christina M. Read

NOTARY PUBLIC
My Commission Expires:

CHRISTINA M. READ NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
[illegible] 2009
STATE OF TENNESSEE