Davidson County DEEDWARR
Recvd: 08/03/06 14:46 2 pgs
Fees:13.00 Taxes:379.25
20060803-0095015

WARRANTY DEED

B-ERA-06-1815

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF August, 2006.

Daphne M. Davis
Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarette Ridley	new owner (NAME)	
1815 15th Avenue North (ADDRESS)	(ADDRESS)	81-7-261
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANET M. HOSALE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLARETTE RIDLEY, a single woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 16 on the Plan of Menees Subdivision of Lot 8 of the Thomas Woodard Property, of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 16 fronts 33 1/3 feet on the westerly side of 15th Avenue, North, formerly Hutchinson Avenue, and runs back 114.1 feet on the southerly line and 115 feet on the northerly line to an alley, measuring 33 1/3 feet thereon.

Being the same property conveyed to Janet M. Hosale by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs recorded March 1, 2006 in Instrument No. 20060301-0023671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1815 15th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of August, 2006.

Janet M. Hosale

Janet M. Hosale

STATE OF Tennessee
COUNTY OF Davidson

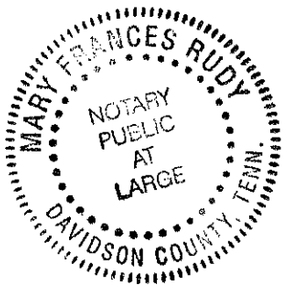
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet M. Hosale, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August, 2006.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-06

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903