THIS DOCUMENT PREPARED BY ~~(AND AFTER RECORDING RETURN TO):~~
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03270

StoneGate Title, LLC
1749 Mallory Ln.
Suite 400
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/19/06 12:35 2 pgs
Fees:13.00 Taxes:591.63
20060919-0115930

Property Address:
2117 Maynard Court, Nashville, TN 37218 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Thomas Ridley, and wife, Heather Ridley**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Barbara A. Dyson, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot 46, on the Plan of Creekside-Trails, Phase 2, as shown by plat of record in Instrument No. 20000426-0041282 as amended in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 8, 2003, and recorded September 10, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200309100132236. Jason Thomas Ridley having since married. Heather Ridley joins in this conveyance to convey any and all marital interest she may have in said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 14th day of September, 2006.

{Seal}
Jason Thomas Ridley

Heather Ridley {Seal}
Heather Ridley

State of TENNESSEE
County of DAVIDSON

On this the 14th day of September, 2006, before me, the undersigned officer, personally appeared Jason Thomas Ridley and Heather Ridley, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 7-19-08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $159,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 14th of September, 2006.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Barbara A. Dyson
2117 Maynard Ct.
Nashville, TN 37218

Person Or Entity Responsible For Payment Of Taxes:
~~Barbara A. Dyson~~ Irwin Mortgage Corp
P O Box 23550
Jacksonville, FL 32241-3550

Tax Parcel ID#: 058-09-0-A-046.00-CO