Davidson County DEEDWARR
Recvd: 12/04/06 10:08 3 pgs
Fees:18.00 Taxes:1313.87
20061204-0149011

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of December, 2006 by and between Linda W. Watlington, an unmarried woman, hereinafter referred to as GRANTOR, and Ronald G. Rietdorf and Wanda G. Rietdorf, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, TN, BEING Lot 52 on the Plan of Section Three, Stone Creek Park, a Planned Unit Development, of record in Plat Book 9700, page 266, and amended in Plat Book 9700, page 956, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to the following:

1) All matters appearing on the Plan of Section Three, Stone Creek Park, of record in Plat Book 9700, page 266, and amended in Plat Book 9700, page 956, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 10324, page 365 and Book 10953, page 804 and Instrument No. 200107190076875, Register's Office for Davidson County, Tennessee.

3) Easements for water mains and appurtenances granted to Metro Government of Nashville and Davidson County of record in Book 6218, page 199, Register's Office for Davidson County, Tennessee.

4) Stone Creek Park Homeowners Association Charter of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.

5) Water Use Agreement of record in Book 6068, page 119, Register's Office for Davidson County, Tennessee.

6) Enroachment Easement of record in Book 10487, page 632, Register's Office for Davidson County, Tennessee.

7) Easement Agreement of record in Book 10716, page 596, Register's Office for Davidson County, Tennessee.

8) All matters shown on the Plat of Stone Creek Park Amenity Center as of record in Plat Book 9700, page 652, Register's Office for Davidson County, Tennessee.

9) Supplemental Declaration of record in Instrument No. 200207220087705, Register's Office for Davidson County, Tennessee.

10) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda W. Watlington, unmarried, by Warranty Deed from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., dated March 20, 2003, recorded April 2, 2003, of record in Instrument No. 200304020043409, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 7152 Holt Run Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Linda W. Watlington

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Linda W. Watlington, an unmarried woman, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 1st day of December, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Ronald G. Rietdorf and Wanda G. Rietdorf
7152 Holt Run Drive, Nashville, TN 37211

Send Tax Statements to:

Wells Fargo Bank, N.A.

P.O. Box 5137, Des Moines IA 50306-5137

Map and Parcel--180.03-0A-116.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $355,100.00 which amount is equal to, or

greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1st day of December, 2006.

Notary Public

My Commission Expires: May 2, 2010

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

26-1-653