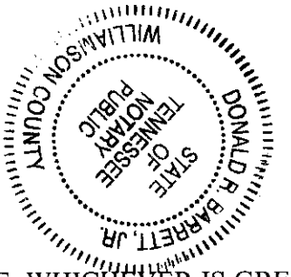
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of March, 2007.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/20/07 14:30 2 pgs
Fees:13.00 Taxes:851.00
20070320-0033956

ADDRESS NEW OWNER(S) AS FOLLOWS:
Margaret Jones
601 Old Hickory Boulevard 1
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

171030B19500CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher Ricketts hereinafter referred to as Grantors, hereby transfers and conveys to Margaret Jones, married, hereinafter referred to as 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 1 on the plan of Phase Two, Section Six, Townhomes of Fredericksburg of record in book 9700, pages 953 and 954, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher A. Rickets, an unmarried man, by warranty deed from Hassan Torabi Sereshki, married, of record in Instrument No. 20051221-0152843, Register's Office for Davidson County, Tennessee, dated December 19, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 953, Book 9700, page 954, Register's Office of said County.

Easement to Metro Government of Nashville, of record in Book 7358, Page 643, Register's Office for Davidson County.

Restrictions of record in Book 7798, page 843, said Register's Office.

Easement of record in Book 7851, page 712, said Register's Office.

Easement of record in Book 7993, page 269, said Register's Office.

Restrictions of record in Book 8920, page 45, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10126, page 486, Book 10275, page 959, Book 10294, page 850, Book 10393, page 11, Book 10628, page 517, Book 10694, page 539, Book 10694, page 541, Book 11550, page 531, Book 11550, page 554, and Instrument No. 200007180070558, said Register's Office.

Easements of record in Book 10357, page 920, Book 10709, page 143, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 601 Old Hickory Boulevard 1, Brentwood, TN 37027.

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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of March, 2007.

Christopher Ricketts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CHRISTOPHER RICKETTS

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, ~~*~~, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 3/15/2007.

Witness my hand and official seal this 15th day of March, 2007.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.
WILLIAMSON COUNTY

270300085