LYNDA L. MARVEL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	State of Tennessee County of Rutherford The actual consideration or value, whichever is greater, for this transfer is **$173,500.00.** Sharon Pitmon Affiant Subscribed and sworn to before me, this the 19th day of April, 2007. Lynda L Marvel Notary Public My commission expires: 10-19-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian L. Rainer	**Same**	**164-13-0-178.00**
5713 Murphywood Crossing		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jefferson I. Ritchie and wife, Megan K. Ritchie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian L. Rainer, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 175, ASHEFORD CROSSING, SECTION THREE, according to survey and plat of same appearing of record in Plat Book 9700, page 545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Jefferson I. Ritchie and wife, Megan K. Ritchie by deed of record in Instrument Number 200104090034379 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, Instrument Number 200010180103441 and Instrument Number 200104180038191; to the bylaws of record in Book 9651, page 925, and, to any and all other matters as shown on plat of record in Plat Book 9700, page 545, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **5713 Murphywood Crossing, Antioch, Tennessee 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our 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/our hand(s) this **19th** day of **April, 2007.**

Jefferson I. Ritchie

Jefferson I. Ritchie

Megan K. Ritchie

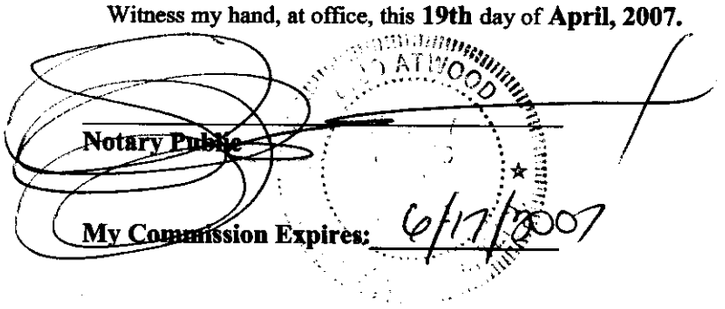
Megan K. Ritchie

Davidson County DEEDWARR
Recvd: 04/26/07 13:01 2 pgs
Fees:13.00 Taxes:641.95
20070426-0049906

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Jefferson I. Ritchie and wife, Megan K. Ritchie,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **April, 2007.**



Notary Public

My Commission Expires: 6/17/2007