THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

1717 Alliant Ave. Ste. 5

Louisville, KY 40299

Address New Owner(s)

Strong Tower, LLC
1508 Rosebank Avenue
Nashville, TN 37206

Send Tax Bills To:

NEW OWNER

Map & Parcel Nos.:

PART OF 072-15-0-257.00

Davidson County DEEDWARR
Recvd: 10/24/07 12:17 2 pgs
Fees:13.00 Taxes:92.50

20071024-0125776

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this **11th day of October, 2007**, by and between **Donald Ridge**, party of the first part, and **Strong Tower**, party of the second part, /LLC

**WITNESSETH**: That for and in consideration of **TWENTY FIVE THOUSAND AND 00/100 DOLLARS ($25,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

**Being Lot No. 1 on the Resubdivision of Lot 2 of M P Estes Subdivision of record in Instrument No. 20070912-0109548, Register's Office for Davidson County, Tennessee, to which plan refereene is hereby made for a more complete description.**

**Being a part of the same property conveyed to Donald Ridge from William Howard Bentley and wife, Patricia Ann Bentley, by deed dated November 1, 2006, of record in Instrument No. 20061205-0150132 in the records for Davidson County, TN.**

**Being a part of the same property conveyed to William Howard Bentley and wife, Patricia Ann Bentley from Helen Pauline Bentley, unmarried by Quit Claim Deed dated November 16, 2002, of record in Instrument No. 20021118-0142517 in the records for Davidson County, TN.**

**Being a part of the same property conveyed to Joseph Daniel Bentley and wife, Helen Pauline Bentley from Arnold C. Monk and wife, Gertrude Monk by deed dated November 25, 1991, of record in Book 8493, Page 808 in the records for Davidson County, TN. Said Joseph Daniel Bentley is now deceased.**

* this is unimproved property known as 1503B Porter Road, Nashville, TN 37206.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

*THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearring on the plan of record; 6) All applicable government and zoning regulations.

**WITNESS** the signature of the said party of the first part the day and year first above written.

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

**Donald Ridge**

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald Ridge** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **11th day of October, 2007**.

My commission expires: 3-20-10

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$25,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

Subscribed and sworn to before me, this **11th day of October, 2007**.

PROPERTY ADDRESS:
**1503-B Porter Road**
**Nashville, TN 37206**