Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/11/07 12:41 2 pgs
Fees:13.00 Taxes:1239.50
20071211-0142891

39-B
File #07-1382

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ripley Nye Bickerstaff, an unmarried person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Hunt Ritter and wife, Charlotte Leigh Murray Ritter,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 5 and part of Lot No. 4 of Block 18 of College Park Subdivision, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee

Said Lot No. 5 and part of Lot No. 4 begins at the northeasterly corner of Granny White Pike and Woodvale Drive; thence, with the northerly margin of Woodvale Drive easterly 160 feet to the southwesterly corner of Lot No. 6; thence, with the westerly line of Lot No. 6 northerly 109 1/2 feet to a point 12 feet South of the corner of Lot Nos. 3 and 4, the southeasterly corner of the property conveyed to Ashod Gulbank. et ux by deed from Houston T. Ezel, et ux, of record in Book 2090, page 116, said Register's Office; thence, with the southerly line of said Gulbank property westerly 160 feet, more or less, to the easterly margin of Granny White Pike, the common corner of Lot Nos. 3 and 4; thence, with said pike southerly 127 feet, to the point of beginning.

Being the same property conveyed to Ripley Nye Bickerstaff by deed from Billy Bradshaw, Jr. and Gina D. Guthrie Bradshaw, husband and wife dated September 26, 2005 of record in Instrument No. 20050928-0116546, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4112 Granny White Pike, Nashville TN, 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of December, 2007

Ripley Nye Bickerstaff

12-11-07

State of Tennessee)
County of Davidson)

On this 11th day of December, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ripley Nye Bickerstaff, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 335,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of December, 2007.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joshua Ritter 4112 Granny White Pike Nashville, TN 37204	same	131 04 0 101.00