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

39-B
File #08-1018

Davidson County DEEDWARR
Recvd: 01/18/08 09:53 2 pgs
Fees:13.00 Taxes:962.00
20080118-0005817

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 **Mary P. Britt and Susan Britt Ritter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lendy B. Alderson, unmarried**, 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:

Being the northerly one-half of Lot No. 378 on the map of Richland Realty Company's sub-division "C", plan of which is of record in Book 421 Page 31, Register's Office of Davidson County, Tennessee.

Said northerly one-half of Lot No. 378 fronts 45 feet on the Easterly side of Wilson Avenue and runs back 118.4 feet on the northerly line and 140.8 feet on the Southerly line, to a dead line and measures 50 feet on the rear line.

Being part of the property conveyed to B. E. Britt by deed from H. C. Travis and wife of record in Book 1169 Page 311, said Register's Office.

Also, being the same property conveyed to Bernard E. Britt, Jr. and Lorraine B. Payne by deed from B. E. Britt of record in Book 1582 page 23, said Register's Office. Said Lorraine B. Payne is deceased, and she devised her interest in said property to Bernard E. Britt, Jr. and Susan Britt Ritter by will probated in the Probate Court for Davidson County, Tennessee and recorded in Will Book 136, Page 364, said Probate Court. Said Bernard E. Britt, Jr. is since deceased, and devised his interest in said property to said Susan Britt Ritter and his spouse. Mary P. Britt, by will probated in the Probate Court for Davidson County, TN, said will being recorded as Instrument No. 20030319-0003648, in the 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: 500 1/2 North Wilson, Nashville, TN, 37205.

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 January, 2008

Mary P Britt By Alfred Ritter Susan Britt Ritter

Mary P. Britt
By Alfred Ritter, Attorney in fact

Susan Britt Ritter

State of Tennessee)
County of Davidson)

On this the 11th day of January, 2008, before me personally appeared Alfred Ritter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary P. Britt acknowledged that such person executed the same as the free act and deed of Mary P. Britt.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 11th day of January, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan Britt Ritter, 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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 260,000.00. **This transaction is part of an IRC Section 1031 Tax-Deferred Exchange and the property being conveyed is known as the Relinquished Property.**

Susan Britt Ritter
Affiant

Sworn and subscribed before me on this the 11th day of January, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lendy B. Alderson 500 1/2 North Wilson Nashville, TN 37205	NEW OWNER	103 08 0 259.00