Davidson County DEEDWARR
Recvd: 03/04/08 11:56 2 pgs
Fees:13.00 Taxes:776.63

20080304-0021579

...se Return To.
... Title & Escrow Company, Inc.
... n Mt Juliet Road
... liet, TN 37122

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Dean C. and Virginia D. Ostrander	Realty Mortgage	Map/Parcel -
133 Summit Run Place	215 Katherine Drive	086030A00900CO
Hermitage, TN 37076	Flowood, MS 39232	08-01-13174 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged Donald O. Riddle, Jr. a married man (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dean C. Ostrander and Virginia Ostrander, husband and wife** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 9, SUMMIT RUN, PHASE ONE, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 334, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald O. Riddle, Jr. By Trustee's Deed from Aaron Squyres as Successor Trustee and Toney Brasuell as Co-Trustee, recorded on the 26th day of November, 2007 in Instrument No. 20071126-0136788, in the Register's Office of Davidson County, Tennessee.

The above described property is not the homestead of Donald O. Riddle, Jr. and never has been and is an investment property owned by Donald O. Riddle, Jr.

Donald O. Riddle and Donald O. Riddle, Jr. are one and the same person

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUMMIT RUN, PHASE ONE, as recorded in Plat Book 9700, Page(s) 334, Plat Book 5200, Page 776 and Plat Book 8250, Page 524; Surveyor's Certificate of Correction recorded in Book 10021, Page 425
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10326, Page 683, Book 10378, Page 251 and Book 11499, Page 321
4. Easement recorded in Book 7325, Page 994.
5. Deed of Conveyance recorded in Book 10693, Page 703.

This is improved property commonly known as: 133 Summit Run Place, Hermitage, TN 37076.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $209,900.00

Affiant

Subscribed and sworn to before me this 24 day of February, 2008

My Commission Expires: 1-17-12

Notary Public

KATHLEEN A. TRAMMELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 17, 2012

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29 day of February, 2008.

Donald O. Riddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of February, 2008, before me personally appeared **Donald O. Riddle** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012