Davidson County DEEDWARR
Recvd: 05/08/08 12:31 2 pgs
Fees:13.00 Taxes:481.00
20080508-0047780

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James W. Riddle, et ux 7919 Old Springfield Hwy. Goodlettsville, TN 37072	Same as New Owner	Map 41-10 Parcel 3

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICKEY HARDISON, joined by his wife, KATHY W. HARDISON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JAMES W. RIDDLE and wife, LINDA J. RIDDLE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 500-A on the Revised Plan of Lot 500 Bellshire Estates, Section "B" of record in Book 3500, page 16, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the north margin of Cheshire Drive at the corner of Lots 500 and 500-A, as shown on the Revised Plan; thence westerly with Cheshire Drive, 155.15 feet; thence around a curve in a northwesterly direction, 39 feet to a point in the easterly margin of Brick Church Pike; thence with said Pike, northerly around a slight curve, 222.1 feet to the northwest corner of Lot 500-A; thence easterly along the northerly line of said lot, 166.64 feet to the corner of Lot 500 and 500-A; thence southerly along the line of said lots, 227.65 feet to the point of beginning.
>
> BEING the same property conveyed to Rickey Hardison by Beneficiaries' Quitclaim Deed of record in Instrument No. 20080414-0037301, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1348 Cheshire Drive, Nashville, TN 37207.

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, their heirs and assigns, forever.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE SEARCH BY THE PREPARER.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 3500, page 16, said Register's Office.

And, we, the GRANTORS, do further covenant 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.

Joinder of Spouse: KATHY W. HARDISON, wife of RICKEY HARDISON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

RICKEY HARDISON

KATHY W. HARDISON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKEY HARDISON and wife, KATHY W. HARDISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of May, 2008.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Sworn to and subscribed before me, this the 7th day of May, 2008.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC