THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return To: File Box 9B First Title and Escrow Co Inc. 2000 Richard Jones Rd Ste #110 Nashville, TN 37215 File # 27620 =	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,465,000.00 Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2008 Notary Public MY COMMISSION EXPIRES: May 5, 2012 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Riddick	New Owners	MAP 116-11
317 Walnut Drive		PARCEL 69
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Samuel W. Bartholomew, Jr. and wife, Vicki Hurd Bartholomew**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Riddick and wife, Amy Liz Riddick**

HEREINAFTER CALLED 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 the City of Belle Meade, Davidson County, Tennessee, being Lot No. 3 on the Bartholomew Subdivision Plan of record in Book 6250, page 478, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Part of said property was conveyed to Samuel W. Bartholomew, Jr., Trustee by deed from First American Bank of Nashville, NA, Trustee of record in Book 5918, page 650, Registers office for Davidson County, Tennessee, dated August 2, 1982, and was further conveyed to Samuel Wilson Bartholomew, Jr. and wife Vicki Hurd Bartholomew by deed from Robert A. Carter and wife C. Kelley Carter of record in Book 4751, page 403, Registers office for Davidson County, Tennessee., dated October 3, 1973.

The remaining part of said property was conveyed to Samuel W. Bartholomew, Jr., Trustee by deed from First American Bank of Nashville, NA, Trustee of record in Book 5918, page 650, said Registers office, dated August 2, 1982, and as further conveyed to Samuel Wilson Bartholomew, Jr. and wife Vicki Hurd Bartholomew by Quitclaim deed from Samuel W. Bartholomew, Jr., Trustee of record in Book 7542, page 98, Registers office for Davidson County, Tennessee, dated May 12, 1989. And further being part of the same property conveyed to Vicki Hurd Bartholomew by quitclaim deed from Samuel W. Bartholomew, Jr. of record in Instrument No. 9991215030345**1**, Registers office for Davidson County, Tennessee, dated December 10, 1999.

And being part of the same property conveyed to Samuel W. Bartholomew, Jr. as to a life estate by deed from Vicki Hurd Bartholomew in Instrument NO. 199912150303453, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **317 Walnut Drive, Nashville, TN 37205.**

Davidson County DEEDWARR
Recvd: 05/30/08 14:42 3 pgs
Fees:18.00 Taxes:5420.50

20080530-0055318

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; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 our hand(s) this the 24th day of May, 2008.

Samuel W. Bartholomew, Jr.

Vicki Hurd Bartholomew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel W. Bartholomew, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vicki Hurd Bartholomew** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN