BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1713

Davidson County DEEDWARR
Recvd: 07/02/08 11:19 2 pgs
Fees:13.00 Taxes:2105.30
20080702-0068396

Property Address: 213 Lauderdale Road, Nashville, TN 37205

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jack Frederick Becker and Lester Katz, both unmarried, as joint tenants with the right of survivorship**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Nathan H. Ridley, and Connie T. Frederick, as Joint Tenants with the Right of Survivorship** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 7, Block "I" on the plan of Cherokee Park Second Addition, as of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from George E. Mudter, Jr. Trustee, dated April 10, 2002, and recorded April 15, 2002, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20020415-0046175.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $569,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C.K.
J.B by Lester Katz, AIF

WITNESS Grantors' hands this 27th day of June, 2008.

Jack Frederick Becker {Seal}
Jack Frederick Becker by Lester Katz, Attorney in Fact
by Lester Katz Attorny in Fact

{Seal}
Lester Katz

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 27th day of June, 2008, before me the undersigned officer, personally appeared Lester Katz, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 27th day of June, 2008, before me the undersigned officer, personally appeared Lester Katz, known to me (or satisfactorily proven) the be the party executing the foregoing instrument on behalf of Jack Frederick Becker as per the Power of Attorney of record in Instrument No. 20080702-0068395, Register's Office for Davidson County, Tennessee and hat he acknowledged that he executed the same as his free act and deed on behalf of Jack Frederick Becker.

exp 1-23-2011

Grantee's Name, Address, Phone:
Nathan H. Ridley
213 Lauderdale Road
Nashville, TN 37205

Map and Parcel No: 103-12-0-071.00

SEND TAX STATEMENTS TO:
Bank of America
1400 Best Plaza Drive
Richmond, VA 23227

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee
County of Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $569,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Nancy Enoch

Subscribed and sworn to before me this 27 day of June, 2008.

Notary Public
My Commission expires: May 8, 2012

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN