(1)

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $208,900.00.

Affiant

Subscribed and sworn to me on June 24, 2008.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 11/02/09

Davidson County DEEDWARR
Recvd: 07/03/08 12:12 2 pg
Fees:13.00 Taxes:772.93
20080703-0068996

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Law Office of John Cobb Rochford, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Julia Rather and Steven Ranft and wife, Patricia Ranft 1616 Harpeth Run Drive Nashville, TN 37221	New owner	126-16-0A-660.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROCHFORD REALTY AND CONSTRUCTION CO., INC., a Tennessee corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PATRICIA RANFT, married and JULIA RATHER, unmarried** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 564 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Rochford Realty and Construction Co., a Tennessee corporation, from Riverwalk Development Partners, Inc., a Tennessee corporation, by Warranty Deed dated July 3, 2007 and recorded in Instrument No. 20070723-0086900, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions, covenants, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1616 Harpeth Run Drive, Nashville, TN 37221.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hands on June 24, 2008.

Rochford Realty and Construction Co., Inc.
a Tennessee corporation

James G. Morrissey, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James G. Morrissey, an authorized representative of Rochford Realty and Construction Co., Inc. a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, the within named bargainor, and that he/she as such authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as authorized representative of Rochford Realty and Construction Co., Inc., a Tennessee Corporation.

Witness my hand and official seal June 24, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

