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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,000.00. Heather L Combs Affiant
Return to: Jim R. Vanderpool, P.C. 256 Seaboard Lane, Suite G-104 Franklin, TN 37067 (615) 370-4443	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2008. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Robert S. Valet	NEW OWNER	MAP 103-08
4022 Aberdeen		PARCEL 255.00
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, I, **Nathan H. Ridley, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert S. Valet and wife, Amy S. Valet**

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 Davidson County, Tennessee, being the easterly 40 feet front and 48 feet rear of Lot No. 24 and the westerly 40 feet front and 42 feet rear of lot No. 25 "H" on the Plan of Cherokee Park, Second Section, as of record in Book 347, pages 175 and 176, Registers office for Davidson County, Tennessee.

Said parts of Lots Nos 24 and 25 front together 80 feet on the northerly side of Aberdeen Road and run back 106 feet more or less on the westerly line and 112 feet, more or less on the easterly line to the southerly line of Lot Nos 19 and 20, measuring 90 feet thereon.

Being the same property conveyed to Nathan H. Ridley, unmarried, by deed from Jeffrey Clanton and wife, Pamela Clanton of record in Instrument No. 20001227-0126251, Registers office for Davidson County, Tennessee, dated December 21, 2000.

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 **4022 Aberdeen, Nashville, TN 37205.**

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 my hand(s) this the 27th day of June, 2008.

Nathan H. Ridley
Nathan H. Ridley

Davidson County DEEDWARR
Recvd: 07/09/08 10:33 2 pg
Fees:13.00 Taxes:1439.30
20080709-0070494

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 **Nathan H. Ridley** 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 27th day of June, 2008.

My Commission expires May 8, 2011

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

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of June, 2008.

My Commission expires _____

Notary Public