BILL GARRETT, Davidson County
Trans:T20090023121 DEEDWARR
Recvd: 04/07/09 11:04 2 pgs
Fees:13.00 Taxes:347.80
20090407-0031732

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of April, 2009, by and between W. Keith Ridley, a married man, party of the first part, and Russell L Maddox, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 10, Lot No. 74, of Quail Valley, Section 2, Phase III, a horizontal property regime established by Master Deed of record in Book 5884, Page 534, the Plat of which is of record in Plat Book 5200, Page 417, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to W. Keith Ridley, by virtue of that certain Warrantay Deed dated June 5, 1997, at Book 10494, Page 167 in the Register's Office of Davidson County, Tennessee.

**Seller warrants that the property has been used only as investment property and not as his primary residence.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4800, Page 254; Book 5753, Page 562; Book 6003, Page 212 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

W. Keith Ridley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, W. Keith Ridley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of April, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09




Property Owner & Address: Russell L Maddox

1308 Quail Court East
Nashville, Tn 37214

Tax Parcel No 108080C01000CO

Property Address: 1308 Quail Court East
Nashville, TN 37214

MAIL TAX
BILLS TO: Franklin American Mortgage Company

501 Corporate Centre Drive, Suite 400
**Franklin, Tn 37067**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $94,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of April, 2009.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

