BOX 13
15062

WARRANTY DEED

LaTreco McAdoo
NOTARY PUBLIC
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

R-RA-09-0713

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Ray	Mortgage Investors Group (NAME)	
713 Kelsey Court (ADDRESS)	8320 E. Walker Springs Lane (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Knoxville TN 37923 (CITY) (STATE) (ZIP)	173-11-A-66.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SHERI RIDGWAY F/K/A SHERI DEBOIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES R. RAY, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 45, STANFORD VILLAGE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010226-0017614, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO SHERI DEBOIS, MARRIED BY WARRANTY DEED FROM LYNETTE J. HORNBAKER-VOGT, RECORDED ON THE 12TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050412-0040633, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20010226-0017614; INST. NO. 20000228-0019107; INST. NO. 20000301-0020280; INST. NO. 20010319-0026310; INST. NO. 20020123-0009420; INST. NO. 20041108-0134204; INST. NO. 20000217-0016311; INST. NO. 20000217-0016310; BOOK 9466, PAGE 794; BOOK 11517, PAGE 992; BOOK 2590, PAGE 545; BOOK 4218, PAGE 425; BOOK 4229, PAGE 43; BOOK 11208, PAGE 14; BOOK 11263, PAGE 506; BOOK 2739, PAGE 637; BOOK 2740, PAGE 181; AND BOOK 11493, PAGE 254; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 713 Kelsey Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090032915 DEEDWARR
Recvd: 05/19/09 11:28 2 pgs
Fees:13.00 Taxes:702.63
20090519-0045940

Witness my/our hand(s) this 15th day of May, 2009.

Sheri Ridgway by DeDe Lovell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of May, 2009, before me personally appeared DeDe Lovell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sheri Ridgway and who acknowledged she executed the same as the free act and deed of the said Sheri Ridgway.

Witness my hand and official seal, this the 15th day of May, 2009 .

Notary Public

My Commission Expires: 5.12.2011

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903