BILL GARRETT, Davidson County
Trans: T20090063054 DEEDWARR
Recvd: 09/15/09 11:08 2 pgs
Fees: 13.00 Taxes: 1443.00
20090915-0086071

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of August, 2009, by and between Keith Ridley and Joan Fleming Ridley, husband and wife, party of the first part, and Kenneth Barrett and Stephanie Barrett, husband and wife, 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:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Unit No. 608A as shown on the plan of Custom Homes at 608 Hume Street, a Horizontal Property Regime, established of record at Instrument No. 20080805-0080466, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth at Instrument No. 20080805-0080466, reference to which is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Kieth Ridley by virtue of Warranty deed dated January 10, 2006 of record at Insturment No. 20060112-0005055 and re-recorded at Instrument No. 20060428-0048955 in the Registers Office for Davidson County, Tennessee.

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 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.

Keith Ridley

Joan Fleming 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, Keith Ridley and Joan Fleming Ridley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that

they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of August, 2009.

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Kenneth Barrett and Stephanie Barrett

608A Hume Street
Nashville, TN 37208

Tax Parcel No 08112035700

Property Address: 608A Hume Street
Nashville, TN 37208

MAIL TAX BILLS TO: National Bank of Kansas City

10700 Nall Ave, Suite 300
Overland Park, KS 66211

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 $390,000.00 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 21st day of August, 2009.

Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009