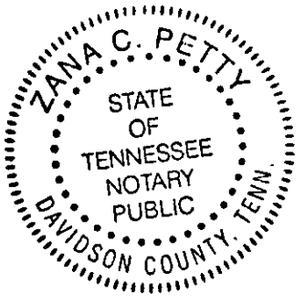
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,857.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2010

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kim Huddleston | NEW OWNER | Parcel ID: |
| 242 Wilowen Drive | | 09505004900 |
| Nashville, TN 37210 | | |

FOR AND IN 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, we

**Christina M.M. Ribbons, Trustee of the Blue Ribbon Properties Living Trust**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Kim Huddleston , married**

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:

BEING Lot No. 12, on the Plan of Creekside Heights Subdivision, of record in Plat Book 2663, Page 115, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Blue Ribbon Properties Living Trust by deed from JoAnn Wade, of record in Instrument 20040430-0049528, dated April 26, 2004, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1786, Page 621; Book 2876, Page 599; Book 2879, Page 441, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 115; and (3) Avigation Easement of record in Book 8819, Page 554, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Blue Ribbon Properties Living Trust by Christina Ribbons, Trustee and Christina Ribbons, Personally and Individually, to David C. Mangrum, Trustee, for Grassland Financial Services, LLC, dated October 21, 2009, and filed for record in Instrument 20091027-0098870, Register's Office for said County, with an unpaid principal amount of approximately $14,857.08, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 242 Wilowen Drive, Nashville, TN 37210

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.

BILL GARRETT, Davidson County
Trans:T20100029838 DEEDWARR
Recvd: 05/18/10 11:35 2 pgs
Fees:13.00 Taxes:543.37
20100518-0038265

Witness our hands this 13th day of May, 2010.

The Blue Ribbon Properties Living Trust

BY: _____, Trustee
Christina M.M. Ribbons, Trustee

_____
Christina M.M. Ribbons, Individually

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 Christina M.M. Ribbons, Trustee of the Blue Ribbon Properties Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of the Blue Ribbon Properties Living Trust, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2010.

My Commission Expires: 11-22-10 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Christina M.M. Ribbons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2010.

My Commission Expires 11-22-10 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.