Box 29

18707
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20130029331 DEEDWARR
Recvd: 04/10/13 14:39 4 pgs
Fees:23.00 Taxes:518.00
20130410-0035605

WARRANTY DEED

Address New Owner(s)
James D. Turner, Jr.
2220 Smith Springs Road
Nashville, TN 37217

Send Tax Bills to: and

Map-Parcel:
13500016500

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, I/we, **Terry Michael Ridley and Jeffrey Wynn Ridley, as sole heirs to the Estate of Mary D. Tripp (aka Mary Ida Louise Douglas Tripp)** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James D. Turner, Jr.**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to John W. Tripp and wife, Mary Douglas Tripp by Deed from Autry F. Gibbs and wife, Shirley Gibbs, filed of record in Instrument No. 20050601-0061806, Register's Office for Davidson County, Tennessee. The said John W. Tripp having predeceased the said Mary Douglas Tripp. Pursuant to the Last Will & Testament of Mary D. Tripp, Docket No. 09P812 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, title is now vested in Terry Michael Ridley and Jeffrey Wynn Ridley as sole heirs to the Estate of Mary Ida Louise Douglas Tripp.

This is improved property known as: 2220 Smith Springs Road, Nashville, TN 37217

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 whosoever.

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 as of the date shown on the Notary Form.

Terry Michael Ridley

Jeffrey Wynn Ridley

STATE OF CALIFORNIA :
COUNTY OF Santaclara

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeffrey Wynn Ridley, ~~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 office, this 3rd day of April, 2013.

My Commission Expires: Aug 20th 2013

Pavneet Singh
Notary Public

PAVNEET SINGH
COMM. # 1858741
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES AUG. 20, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Michael Ridley, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 5th day of April, 2013.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn to and subscribed before me
this 5th day of April, 2013.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

EXHIBIT "A" **File#: 18707**

Legal Description

BEGINNING at a point in the margin of Smith Springs Road, being the southeast corner of Ross Anderson's property at an iron pin; thence in a northerly direction with the east margin of Anderson's property 249 feet to an iron pin; thence in a westerly direction and with the north line of said Anderson's property 184 feet to the Myrick property; thence in a northerly direction with the east line of Myrick's property 45 feet to the north boundary of the Gardner property; thence in a easterly direction with property line 234 feet to a stake; thence in a southerly direction 582 feet to the corner of the Bryant property; thence continuing south with the westerly line of Bryant's property 214 feet to the north margin of Smith Springs Road; thence westerly with margin of said road 96 feet to the point of beginning.

INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is the following tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from R. W. Anderson of record in Book 8332, page 16, Register's Office for Davidson County, Tennessee.
Beginning at a point in the existing north right-of-way line of Smith Springs Road and on the comon line of Anderson and Harry A. Green, said point being 5' north of center line survey station 34.01 and proceeding as follows: Northwardly with the line between Anderson and Green 23' to a point on the new north right-of-way line of Smith Springs Road; thence with the new line 25' north of and parallel to the center line and a 426.05' radius curve to the left 113.5'; thence with a 650.59' radius curve to the right a distance of 132.05' to a point on the common line of Anderson and Charles E. Ensor, etux; thence southwardly with the common line of Anderson and Ensor, a distance of 11' to a point and the existing north right-of-way line of Smith Springs Road, said point being 15' north of center line survey station 36.76; thence westwardly with the existing north right-of-way line of Smith Springs Road a distance of 253' to the point of beginning and containing 3080 square feet or 0.07 acres, more or less.