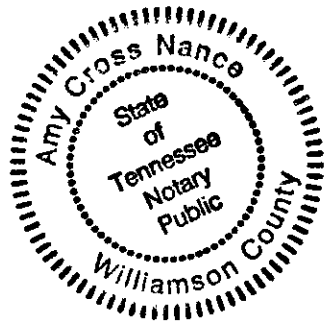


Prepared by:  
Amy Cross Nance  
Attorney at Law  
111 Southeast Parkway Ct. Ste 200  
Franklin, TN 37064  
615-794-5644

Mad  
1600 Trotwood Ave  
Columbia, TN 37027

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for  
this transfer is \$265,000.00



Kathy M. Rogers  
Affiant

Subscribed and sworn to before me, this 28 day of December  
2011

[Signature]  
Notary Public  
My commission expires: 2/23/15

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathy M. Rogers 6031 Trotwood Ave Columbia TN 38401	F & M Bank P.O. Box 451 Clarksville, TN 37041	112/18.00

### WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 (\$10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Celia James Ridley an unmarried person and Campbell P. Ridley, Jr. hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kathy M. Rogers , an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows:

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE AND LYING EAST OF AND ADJACENT TO TROTWOOD AVENUE AND NORTH AND SOUTH OF OLD SUNNYSIDE LANE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE INTERSECTION OF THE EAST R.O.W. OF TROTWOOD AVENUE AND IN THE NORTH R.O.W. OF OLD SUNNYSIDE LANE; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED AND THE SOUTHWEST CORNER OF TILLMAN KNOX; THENCE LEAVING SAID ROAD WITH SOUTH BOUNDARY OF KNOX, South 82 degrees 27 minutes 43 seconds East for a distance of 171.74 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING KNOX WITH A NEW RIDLEY DIVISION LINE, South 05 degrees 45 minutes 40 seconds East for a distance of 887.29 feet to an IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTH BOUNDARY OF CAMPBELL RIDLEY; THENCE LEAVING SAID DIVISION LINE WITH NORTH BOUNDARY OF

CAMPBELL RIDLEY, South 79 degrees 10 minutes 20 seconds West for a distance of 170.07 feet to an IRON PIN SET; THENCE North 39 degrees 24 minutes 06 seconds West for a distance of 250.84 feet to an IRON PIN SET; THENCE North 25 degrees 35 minutes 04 seconds West for a distance of 118.14 feet to an IRON PIN SET; THENCE North 43 degrees 31 minutes 44 seconds West for a distance of 68.58 feet to an IRON PIN SET; THENCE North 65 degrees 23 minutes 45 seconds West for a distance of 438.35 feet to an IRON PIN SET ON THE EAST R.O.W. OF TROTWOOD AVENUE; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHWEST CORNER OF RIDLEY; THENCE WITH EAST R.O.W. OF SAID ROAD, North 54 degrees 19 minutes 40 seconds East for a distance of 693.95 feet to THE POINT OF BEGINNING AND CONTAINING 9.00 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, NOVEMBER 7, 2011.

THE ABOVE TRACT IS SUBJECT TO THE 60 FOOT R.O.W. OF OLD SUNNYSIDE LANE, AND ALL OTHER EASEMENTS, R.O.W.'S, OR RESTRICTIONS THAT MAY BE OF RECORD IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

Being a portion of the property conveyed to Evelyn Shapard Ridley by deed dated December 13, 1990 from Campbell P. Ridley of record in Book 843 Page 176 Register's Office for ~~Williamson~~ <sup>Maury</sup> County, Tennessee. Evelyn Shapard Ridley having died testate and Last Will and Testament having been duly probated Maury County Chancery Court File No. P-044-95 dated March 24, 1995 and recorded in Book R2011 Page 1452 Register's Office for Maury County, Tennessee and in which above property was devised to Celia James Ridley.

This conveyance is made subject to the following: 1) 2012 taxes, a lien which are not yet due and payable. 2) Easement for benefit of TVA of record in Book 443 Page 203 3) Title to that portion of the insured property within the bounds of Old Sunnyside Lane 4) All matters appearing on survey prepared by Carroll Surveying Dated 11/7/2011 5) Subject to Green Belt Assessment. Greenbelt Application will need to be renewed by purchaser or else property will be subject to "rollback" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1001 through 67-5-1010. Grantee assumes the responsibility for payment of all rollback taxes.

This property is improved property known as 6031 Trotwood Ave, Columbia, Tennessee 38401

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 20 day of December, 2011.

Celia James Ridley  
Celia James Ridley

\_\_\_\_\_  
Campbell P. Ridley, Jr.

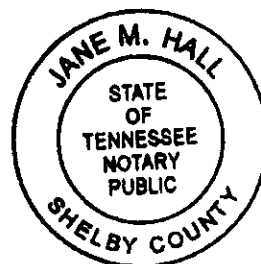
STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Celia James Ridley, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 20 day of December, 2011.

Jane M Hall  
Notary Public

My Commission expires: 10-7-2014



My Commission Expires 10/7/2014

their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 20 day of December, 2011.

\_\_\_\_\_  
Celia James Ridley

Campbell P. Ridley Jr.  
Campbell P. Ridley Jr.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Celia James Ridley, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brantley, Tennessee, this \_\_\_\_\_ day of December, 2011.

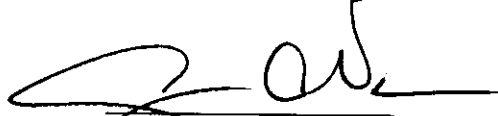
\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

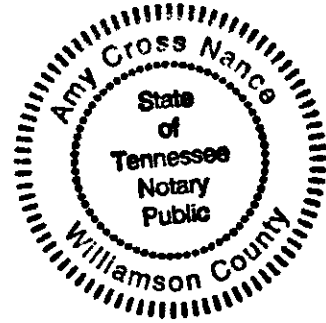
STATE OF Tennessee  
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Campbell P. Ridley, Jr., the bargainer(s), 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.

28 Witness my hand and official seal at Brantwood, Tennessee, this day of December, 2011.

  
Notary Public

My Commission expires: 2/23/15



FILE NO: 06970

BK/PG: R2174/1402-1406

11012837

5 PGS : AL - WARRANTY DEED	
SUSIE BATCH: 120795	
12/30/2011 - 09:40 AM	
VALUE	265000.00
MORTGAGE TAX	0.00
TRANSFER TAX	980.50
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1008.50

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING  
REGISTER OF DEEDS