U6U6362

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

99 JUL -1 AM 10:19 BOOK 11552 PAGE 427

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map 117-10
Parcel 87

The actual consideration or value, whichever is greater, for this transfer is $281,784.73.

Cortlandt T. Riggs
Affiant

Subscribed and sworn to before me this the 25th day of June, 1999.

My Commission Expires: 3/24/2001

Bobbie Carney
Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:
CORTLANDT T. RIGGS
(Name)
2319 Crestmoor Road
(Street Address)
Nashville, Tennessee 37215

SEND TAX BILLS TO:
SAME
(Name)
(Street Address)

1053.00

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **SHARON S. LANGFORD**, unmarried, hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **CORTLANDT T. RIGGS**, hereinafter called the "Grantee," his successors and assigns, her one-half (1/2) undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 of Block A, on the Map of Hillsboro View's Development Company's Subdivision, of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 100 feet on the northerly side of Henry (now Crestmoor) Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Langford-Riggs Investments, a Tennessee General Partnership, by Deed of Record in Book 8744, page 935, Register's Office for Davidson County, Tennessee; and being further conveyed to Grantor by Deed of Record in Book 11552, page 423, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2319 Crestmoor Road
Nashville, Tennessee 37215.

This transfer is made subject to the indebtedness evidenced by that certain Deed of Trust lien of record in Book 8744, Page 938, Register's Office for Davidson County, Tennessee and the Collateral Assignment of Deed of Trust Note and Deed of Trust of Record in Book 9402, Page 518, Register's Office for Davidson County, Tennessee, as reassigned in Book 9803, Page 756, said Register's Office; the liability for said indebtedness is assumed hereby by Grantee and Grantee hereby indemnifies and holds Grantor harmless for any liability, of any nature, associated with said indebtedness and the collateral assignment.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property specifically included but not limited to that certain easement of record in Deed Book 3644, page 43, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and "Grantor" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 25 day of June, 1999.

GRANTOR:

Sharon S Langford

SHARON S. LANGFORD

GRANTEE:

CORTLANDT T. RIGGS

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 **SHARON S. LANGFORD**, the bargainor, 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 Nashville, Tennessee, this 25th day of June, 1999.

Bobbie Carney

NOTARY PUBLIC

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/2001

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 **CORTLANDT T. RIGGS**, 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, Tennessee, this 25th day of June, 1999.

Bobbie Carney

NOTARY PUBLIC

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/2001

H:LANGFORD.WD

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0606362

IDENTIF. & REFERENCE

99 JUL -1 AM 10:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11552 PAGE 429

CAMT
281784.73
CAMT
281784.73
CTY/R CO
CAMT
281784.73-
CON TX 1042.60
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 1053.60
CHECK 1053.60

01 10:17 0001 4746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485197