Instr:200001280009392 Page: 1 OF 3
REC'D FOR REC 01/28/2000 3:41:00PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $684.50

BOX 44 LT

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Paula K. Southwood
Affiant

Subscribed and sworn to before me, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/23/2000

Address New Owner As Follows:
Paula K. Southwood
101 Morton Mill Circle
Nashville, TN 37221

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 141-12-0-D 101.00CO
9D 81286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. WALLACE RIGGINS, JR., AND WIFE, DAINESE L. RIGGINS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **PAULA K. SOUTHWOOD**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 (and driveway serving said lot) on the Plan of Morton Mill Estates, a planned unit development, of record in Book 6900, page 652, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Wallace Riggins, Jr., and wife, Dainese L. Riggins by ded from Jackie A. McSpadden, single, of record in Book 8923, page 537, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7546, page 145, Register's Office for Davidson County, Tennessee, as amended by Supplement and Amendment of record in Book 7936, page 704; Book 7936, page 709 and Book 8079, page 804, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, page 652, Register's Office for said County.

This is improved property known as 101 Morton Mill Circle, Nashville, TN 37221.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of January, 2000.

J. Wallace Riggins, Jr.

Dainese L. Riggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. WALLACE RIGGINS, JR..,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAINESE L. RIGGINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2000.

Notary Public

My Commission Expires: 10/25/2003