WARRANTY DEED

47

Instr:200008290085369 Page: 1 OF 3
REC'D FOR REC 08/29/2000 1:55:38PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $185.00

G-5072-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda A. Riggsbee (NAME)	same as new owner (NAME)	MAP 71-7
1002 Brookwood Drive (ADDRESS)	(ADDRESS)	PARCEL 196
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	12DZ-51670

FOR AND 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, James W. Cole and wife, Bertha P. Cole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda A. Riggsbee , ~~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:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 4 on the Map of Trinity Heights, as of record in Book 332, Page 4, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Trinity Lane and runs back between lines, 165.78 feet on the east line and 165.235 feet, more or less, on the west line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to James Cole and wife, Bertha P. Cole, by deed from F. H. Waggoner and wife, Tommie B. Waggoner, of record in Book6603, page 759, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM is a permanent right of way conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from James Cole and wife, Bertha P. Cole, of record in Book 8358, page 539, Register's Office for said County, described as follows:

PERMANENT RIGHT OF WAY: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the James Cole, et ux property and being held in common with Leroy Kirby, et ux property, proceed along the easterly James Cole, et ux property line, held in common with Leroy Kirby, et ux property S 2° 40' 29" W, 5.00 feet, to a point; Thence, with a curve to the right having a radius of 559.58 feet, a back tangent bearing of N 86° 57' 16" W, and a length of 50 feet, to a point on the westerly James Cole, et ux property boundary held in common with E. L.

CONTINUED

unimproved ( )
This is improved (X) property, known as 308 East Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 1st day of August 2000

James W. Cole

Bertha P. Cole

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

Lamb, et ux property; Thence, along the westerly James Cole, et ux property boundary held in common with E. L. Lamb, et ux property N 2° 49' 29" E, 5.0 feet, to a point, said point being the existing northwesterly corner of the James Cole, et ux property and being held in common with E. L. Lamb, et ux property; Thence, along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of S 86° 27' 23" E, and a length of 50 feet, more or less, to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.

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 James W. Cole and wife, Bertha P. Cole

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of August, 2000

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public