Davidson County DEEDWARR
Recvd: 09/27/00 08:59 2pgs
Fees:11.00 Taxes:407.00
20000927-0095520

# WARRANTY DEED

New Owner: John Riggs & wife Linda Riggs
5521 Kendall Dr.
Nashville, Tn 37209-3709

SEND TAX BILLS TO: Same

MAP & PARCEL NO.: Map 103-6 Parcel 96
8DA56601

FOR AND IN CONSIDERATION of the sum of One Hundred & Ten Thousand ($110,000.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Mary Ellen Hutton, Thomas H. Pratt, Jr., and Martha K. Morrison, A/K/A Martha K. Marson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Riggs & wife Linda Riggs, hereinafter called the Grantees, their heirs and assigns, a certain contract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Brookside Court Subdivision, of record in Book 1424, Page 145, Register's Office for said County.

Said Lot No. 14 fronts 75.9 feet on the northerly side of Kendall Road and runs back between lines 199.1 feet on the westerly line and 198.2 feet on the easterly line to a line in the rear which measures 75 feet thereon.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 5508-5510 Kendall Drive, Nashville, Tennessee, 37209.

Being the same property conveyed to Elsie M. Pratt and Margaret A. Gaddes, tenants in common, by deed dated 9/30/83 of record in Book 6149, Page 853, Register's Office for said County. Elsie M. Pratt died interstate on October 25, 1992, leaving Mary Ellen Hutton and Thomas H. Pratt, Jr., as her sole surviving heirs at law. Margaret A. Gaddes died testate on May 6, 2000 and by Last Will and Testament, No. 00P-896 : Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, devised her interest in said property to Martha K. Marson AKA Martha K. Morrison, Mary Ellen Hutton and Thomas H. Pratt, Jr.

The subject property is a rental duplex and is not the residence of any of the Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said Grantees, their heirs and assigns, forever; and Grantors covenants with the said Grantees that they 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 hands this 25 day of September, 2000.

Thomas H Pratt

Mary Ellen Hutton

Martha K Morrison

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Mary Ellen Hutton, Thomas H. Pratt, Jr., and Martha K. Morrison, A/K/A Martha K. Marson, with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 25th day of September, 2000.

NOTARY PUBLIC

My Commission expires: 1/31/2004

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00.

Linda Riggs
AFFIANT

Subscribed and sworn to before me, this 25 day of September, 2000.

NOTARY PUBLIC

My Commission expires: 1/31/2004

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
3721 A West End Avenue
Nashville, TN. 37205
615/298-3300

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED