Davidson County DEEDWARR
Recvd: 03/01/01 11:49 2pgs
Fees:11.00 Taxes:917.60

20010301-0019092

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd.,Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $248,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2001.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DERRICK C. GIBBONS	GUARANTY TRUST COMPANY	171-08-A
5536 Cottonport Drive	3319 West End Avenue	92
Brentwood, Tennessee 37027	Nashville, Tennessee 37203	06D77498

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JASON TODD RIGGS AND WIFE, ANNE H. RIGGS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DERRICK C. GIBBONS AND WIFE, MARTHA L. GIBBONS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5536 Cottonport Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2001.

JASON TODD RIGGS

ANNE H. RIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON TODD RIGGS AND ANNE H. RIGGS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2001.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Cottonport Plantation, Phase II, as of record in Plat Book 6900, pages 950 and 951, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason Todd Riggs and wife, Anne H. Riggs by deed from L. Douglas Starcher and wife, Nancy D. Starcher of record in Book 10155, page 584, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7430, page 784, ammended in Book 7565, page 57, Book 7824, page 254, made applicable in Book 7897, page 576, and Book 7637, page 925, amended in Book 8313, page 932; (3) By-Laws of record in Book 7637, page 966, amended in Book 10775, page 37; (4) Charter of record in Book 7621, page 600, amended in Book 7981, page 971; (5) Agreement of record 7350, page 137; and (6) All matters appearing on the Plan of record in Book 6900, pages 950 and 951, said Register's Office.