Davidson County DEEDWARR
Recvd: 07/06/01 10:47 2pgs
Fees:13.00 Taxes:462.50

20010706-0072244

Seller: DOWNS, JR.
Order No.: 302094

Data ID: 37967
Job No.: 19689

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Ervin L. Riggs
(Name)
2652 Oak Forest Drive
(Street Address or Route Number)
Antioch, TN 37013
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

National Bank of Commerce
115 29th Avenue South
Nashville, TN 37212
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to TYLER A. DOWNS, JR., A SINGLE PERSON (hereinafter referred to as Grantor, whether one or more) by ERVIN L. RIGGS and wife, ANAIS RIGGS

(hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

BEING LOT NO. 71 ON THE PLAN OF CHELSEA VILLAGE ADDITION, SECTION THREE, OF RECORD IN PLAT BOOK 9700, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TYLER A. DOWNS, JR. BY DEED FROM BUTLER BUILDERS, LLC, FILED OF RECORD IN BOOK 10362, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL NO.: 149-3-A-55 CO

unimproved ( )
This is improved (X) property, known as 2652 OAK FOREST DRIVE
(House Number) (Street) (P.O. Address)

ANTIOCH, TN 37013
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: DOWNS, JR.
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Witness our hands this 22nd day of March, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TYLER A. DOWNS, JR.—Grantor

STATE OF TN }
}
COUNTY OF DAVIDSON }

Personally appeared before me, Tyler Anthony Downs, a Notary Public in and for said County and State, TYLER A. DOWNS, JR., the within named bargainor, with whom I am personally acquainted (or proven 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 Davidson County, TN, this 22nd day of March, 2001.

My Commission Expires: Sept 25, 2004

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in prope[illegible] $ 125,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

[illegible]—Grantor

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 27th day of June, 2001.

(Affix Seal)

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 3/23/02

Notary Public

My Commisison Expires MAR. 23, 2002