02

Realty
48A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2001.

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/06/01 13:40 2pgs
Fees:13.00 Taxes:373.70
20010706-0072341

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peter N. Riger and Sara G. Riger
4037 Creekside Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Peter N. Riger and Sara G. Riger
4037 Creekside Drive
Nashville, Tennessee 37211

1st Trust Bank for Savings
P.O. Box 17257
Memphis, TN 38187-0257

MAP-PARCEL NUMBERS:
148-13-0-213.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David C. Dillon, married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Peter N. Riger and Sara G. Riger, husband and wife,** hereinafter referred to as 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 Lot No. 15 on the plan of Maple Valley Subdivision, Section Two, of record in Plat Book 6200, Page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David C. Dillon, a single man, by deed from Gary K. Fitzke and Kathryn R. Fitzke, husband and wife, of record in Book 8613, Page 172, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6200, Page 645, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7380, Page 665, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4037 Creekside Drive , Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of June, 2001.

David C. Dillon

Deanna C. Dillon *

*Deanna C. Dillon joins in this instrument to convey any and all marital interests she has in subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Dillon and Deanna C. Dillon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2001.

Notary Public

9-11-2001
My Commission Expires

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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