FILE BOX 9-B
FIRST TITLE & ESCROW CO.,INC.
#18142

Davidson County DEEDWARR
Recvd: 08/02/01 10:13 3pgs
Fees:18.00 Taxes:1202.50

20010802-0082072

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $325,000.00. **Affiant** Subscribed and sworn to before me, this 31st day of July, 2001. Notary Public My Commission Expires:

My Commission Expires September 25, 2004

Address New Owner As Follows:
Donald P. Piercy and wife,
Elizabeth M. Piercy
213 Olive Branch Road
Nashville, TN 37205

Send Tax Bills To:
UNION PLANTERS BANK
2019 Richard Jones Rd
Nashville, TN 37215

Map-Parcel Number:
116-9-024.00
8DZ 74005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT MICHAEL LIGON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DONALD P. PIERCY* AND WIFE, ELIZABETH M. PIERCY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: *JR.

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County described as follows:

Beginning at a point in the southerly margin of Olive Branch Drive (also known as Olive Branch Road), at the corner of Lots Nos. 330 and 331; thence with the line between said lots, southerly 190 feet to a point; thence southeasterly 177 feet to the westerly margin of Long Meadow Road; thence with the margin of the same, northeasterly 200 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the southerly margin of Olive Branch Drive (also known as Olive Branch Road); thence with the margin of the same westerly 214.34 feet to the point of beginning.

Being the same property conveyed to Robert M. Ligon and wife, Caroline P. Ligon by deed from Jonathan W. Jacobs and wife, Dale H. Jacobs, of record in Book 5298, page 634, Register's Office for Davidson County, Tennessee; the said parties having since divorced and by Final Decree of Absolute Divorce of record as Instrument No. 20010321-0027221, and as Instrument No. 20010502-0045042, Register's Office for said County, subject property was vested in Robert Michael Ligon.

It is hereby agreed and understood that Robert Michael Ligon and Robert M. Ligon is one and the same person.

E. Faye Ligon, wife of Robert Michael Ligon, joins in this conveyance to convey, and hereby does convey, any marital interest she may have in subject property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 109, Register's Office for said County.

3. Easement for sanitary sewers, storm drainage, water mains and appurtenances granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 6297, page 123, Register's Office for Davidson County, Tennessee.

This is improved property known as 213 Olive Branch Road, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 31st day of July, 2001.

Robert Michael Ligon

Robert Michael Ligon

E. Faye Ligon

E. Faye Ligon

#161490

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT MICHAEL LIGON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31ST day of July, 2001.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. FAYE LIGON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31ST day of July, 2001.

Notary Public

My Commission Expires: 10/25/2003