THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by DAVID R. BRIDGFORTH, JR. and wife, KIMBERLEY W. BRIDGFORTH, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, JAMES S. HIGGINS and wife, CANDACE P. HIGGINS, have bargained and sold, and by these presents do transfer and convey unto the said DAVID R. BRIDGFORTH, JR. and wife, KIMBERLEY W. BRIDGFORTH, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 804 on the Plan of West Meade Farms, Inc., Section 9, of record in Book 2331, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to JAMES S. HIGGINS and wife, CANDACE P. HIGGINS by Deed from ROBERT O. WINDOFFER and ELIZABETH DIANE MARSHALL, dated April 28, 1999, of record in Book 11464, Page 631, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DAVID R. BRIDGFORTH, JR. and wife, KIMBERLEY W. BRIDGFORTH, their heirs and assigns, forever. And we do covenant with the said DAVID R. BRIDGFORTH, JR. and wife, KIMBERLEY W. BRIDGFORTH, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said DAVID R. BRIDGFORTH, JR. and wife, KIMBERLEY W. BRIDGFORTH, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 30th day of November, 2001.

Davidson County DEEDWARR
Recvd: 12/27/01 13:20 2pgs
Fees:13.00 Taxes:717.80
20011227-0142612

JAMES S. HIGGINS

CANDACE P. HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **JAMES S. HIGGINS and wife, CANDACE P. HIGGINS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of November, 2001.

Melody E. Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $194,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kimberley W. Bridgforth
AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2001.

Melody E. Laxton
NOTARY PUBLIC

My Commission Expires: 1/7/03

MAP 115-14
PARCEL 7.00

ADDRESS OF NEW OWNERS:
DAVID R. BRIDGFORTH, JR. and
KIMBERLEY W. BRIDGFORTH
417 Grayson Drive
Nashville, TN 37205

SEND TAX BILLS TO:

SAME