THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 12/23/02 12:12 2pgs
Fees:13.00 Taxes:438.45
20021223-0158096

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 118,500.00

Christopher J Bateman by
Affiant Mitch Bateman Atty-in-fact

Subscribed and sworn to before me, this 20th day of December, 2002

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.**
CHRISTOPHER J. BATEMAN 358 Binkley Drive Nashville, Tennessee 37211	WELLS FARGO HOME MORTGAGE, INC. 2550 W. Tyvola Road #100 Charlotte, North Carolina 28217	MAP 147-01-0 PARCEL 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 118,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , STEVEN K. RIGGAN AND LEONARD E. RIGGAN, JR.
hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER J. BATEMAN, UNMARRIED
hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 458 on the Plan of Caldwell Hall, Section VI, of record in Plat Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Leonard E. Riggan, Sr. and wife, Frances Robinson Riggan, by deed from Glen D. Moore and wife, Elaine F. Moore, of record in Book 4859, page 849, Register's Office for Davidson County, Tennessee; the said Leonard E. Riggan, Sr. having predeceased Frances Robinson Riggan and the Last Will and Testament of Frances Robinson Riggan of record in Will Book 3799, image #700736 in Seventh Circuit for Davidson County, Tennessee, Probate Division, having devised subject property to Steven K. Riggan and Leonard E. Riggan, Jr.

This is improved property known as 358 Binkley 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 GRANTEE___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Caldwell Hall, Section VI of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of December, 2002.

STEVEN K. RIGGAN

LEONARD E. RIGGAN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN K. RIGGAN AND LEONARD E. RIGGAN, JR., the bargainor_s___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2002.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public