Davidson County DEEDWARR
Recvd: 07/01/03 10:32 2pgs
Fees:13.00 Taxes:465.83

20030701-0090528

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Paul E. Riggan and Shannon G. Riggan	New Owners Countrywide Home Loans	Map 83-11
613 Shady Lane	P.O. Box 10423	Parcel 35.00
Nashville, TN 37206	Van Nuys, CA 91410-	26b 11521

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **March Egerton, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Paul E. Riggan and wife, Shannon G. Riggan** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot Number 89 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County. Said Lot Number 89 fronts 75 feet on the Easterly side of Shady Lane and runs back 137 feet on the Northerly line and 136.9 feet on the Southerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to March Egerton, by Deed of record as Instrument No. 20030320-0037348, said Register's Office.

This description is the same as was used in the last deed of record.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 1130, page 34, said Register's Office

This is improved property commonly known as 613 Shady Lane, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $125,900.00.

Sharon G. Riggan
Affiant

Subscribed and sworn to before me this 27th day of June, 2003.

Gail C. Victory
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires NOV. 4, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of June, 2003.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared March Egerton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of **June, 2003**.

Notary Public

My Commission Expires:

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

After Recording Return To:
National [illegible]ney, Inc.
5214 Maryland Way, Suite 203
Brentwood, TN 37027

037N03231