THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21108-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,500.00. Mary E. Gandy Affiant Subscribed and sworn to before me, this 30th day of June, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Mary E Gandy 508 Glenleigh Court Nashville, TN 37221	**Send Tax Bills To:** SunTrust Bank 201 Fourth Ave., N., 17th Floor Nashville, TN 37219	**Tax Information:** Map No.142.13 Parcel No. 032.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Riggs and wife, Jeanne Riggs,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary E Gandy, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 508 Glenleigh Court, Nashville, Tennessee, 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this June 30, 2003.

Michael Riggs

Jeanne Riggs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael Riggs and Jeanne Riggs**, 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, at office, this 30th day of June, 2003.

Notary Public

My Commission Expires: _____

OR

Davidson County DEEDWARR
Recvd: 07/10/03 12:22 2pgs
Fees:13.00 Taxes:649.35

20030710-0095606

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Phase I and Boundary Plat of Riverside as of record in Plat Book 6900, pages 490 thru 492, revised in Plat Book 6900, page 784, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Riggs and wife, Jeanne Riggs by deed dated December 28, 1998 from Jeffrey R. Kohl and wife, Miriam M. Kohl of record in Book 11286, page 92, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions and Easements of record in Book 7185, page 619, Book 7405, page 780, Book 7574, page 645, Book 7803, page 642, Book 10482, page 708, Book 6970, pages 275 and 281, Book 6970, page 278, Book 6972, page 45;
3) Charter of record in Book 7829, page 703;
4) Agreement of record in Book 7400, page 645; and
5) All matters appearing on the Plan of record in Plat Book 6900, pages 490 thru 492 as revised in Plat Book 6900, page 784, Register's Office for Davidson County, Tennessee.