WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/03 10:57 2pgs
Fees:13.00 Taxes:551.30
20030718-0101098

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TYLER LEIGH RIGGINS	SunTrust Mortgage, Inc.	MAP 104-01 PAR. 299
(NAME) 122 38TH AVENUE NORTH	(NAME) P.O. Box 57028	
(ADDRESS) NASHVILLE, TN 37207	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANGELA B. FOSTER, A SINGLE WOMAN, AND JANICE RENEE MACKIN, A SINGLE WOMAN, BY AND THROUGH ANGELA B. FOSTER, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER LEIGH RIGGINS**, HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of part of West Grove Subdivision as of record in Plat Book 421, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Angela B. Foster and Janice Renee Mackin, unmarried persons, expressly as joint tenants with the right of survivorship and not as tenants in common by deed of record in Instrument No. 20010102-0000190, Register's Office for Davidson County, Tennessee.

ANGELA B. FOSTER executes this instrument as attorney in fact for JANICE RENEE MACKIN pursuant to Limited Power of Attorney recorded simultaneously in Instrument No. *, Register's Office for Davidson County, Tennessee.

*20030718-0101097

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 122 38TH AVENUE NORTH, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of July, 2003.

ANGELA B. FOSTER

JANICE RENEE MACKIN
BY:
ANGELA B. FOSTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ANGELA B. FOSTER, a single woman, the within named bargainor, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 7/17/2003.

Commission expires:

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, ANGELA B. FOSTER, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for JANICE RENEE MACKIN and is authorized by JANICE RENEE MACKIN to execute this instrument on her behalf.

Witness my hand and official seal this the 17 day of July, 2003.

My commission expires:

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004