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Realty Title 48-A

Davidson County DEEDWARR
Recvd: 02/27/04 12:28 2pgs
Fees:13.00 Taxes:384.80

20040227-0022419

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

MY COMMISSION EXPIRES: 3/14/09

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tami A. Woodward	New Owner	
(NAME)	(NAME)	119-14-0-338
201 Morton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37085		
(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,

WILLIAM J. RIGSBY AND WIFE, SHANNON RIGSBY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAMI A. WOODWARD,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 79, on the Plan of Airdrie Subdivision "C", of record in Plat Book 547, Page 160, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William J. Rigsby and Shannon Rigsby, husband and wife, by deed, dated July 30, 1999, from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., also known as the United States Department of Housing and Urban Development, of record in Book 11601, Page 943, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved / improved property, known as 201 Morton Avenue, Nashville, TN 37085
(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 my/our hand(s) this.

William J. Rigsby

Shannon Rigsby

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 William J. Rigsby and wife, Shannon Rigsby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 25th day of February, 2004.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

RECORD AND RETURN TO:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215