Davidson County DEEDWARR
Recvd: 05/07/04 15:47 2pgs
Fees:13.00 Taxes:828.80
20040507-0052530

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42926

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Carrigan	Cavalry Banking	9-76
7632 Ridgewood Road	1 Burton Hills Blvd., Suite 110	
Goodlettsville, TN, 37072	Nashville, TN 37215	

FOR AND IN 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, I/WE,

Bobby G. Scott and wife, Nancy Smith-Scott

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

Billy R. Carrigan and Ida B. Carrigan , husband and wife

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, and described according to a survey made by John Kohl and Company, P.C., Tennessee No. 100, dated July 8, 1991, as follows:

Beginning in the center of Ridgewood Road (formerly Cotton Patch Road), being the southeasterly corner of described tract and the southwest corner of George Paradise Land; thence with the center of road, North 53 deg. West 436.7 feet; thence North 41 deg. 15 min. West 141.8 feet to a corner; thence North 35 deg. East 158 feet; thence North 45 deg. 30 min. East 171 feet; thence North 57 deg. 30 min. East 180 feet; thence North 86 deg. East 123 feet to the common corner of Roxana Reeder, George Paradise and said tract; thence South 2 deg. 30 min. West 730.2 feet to the point of beginning.

Being the same property conveyed to Bobby G. Scott and, Nancy Smith-Scott, husband and wife, by Warranty Deed from James G. Hinshaw and Donna C. Hinshaw, husband and wife, of record in Book 10148, Page 52, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7632 Ridgewood Road, Goodlettsville, TN 37072

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 30th day of April, 2004

Bobby G. Scott

Bobby G. Scott

Nancy Smith-Scott

Nancy Smith-Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Bobby G. Scott and wife, Nancy Smith-Scott, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004

Notary Public

My Commission Expires: 7/29/2006

