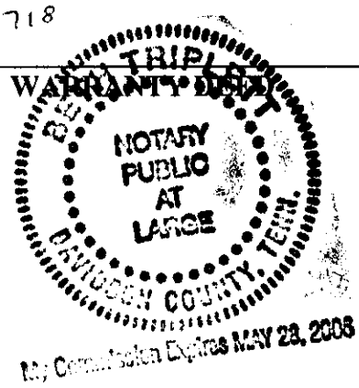
Box 13 # 7718

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamara Washington	Columbia National Inc.	151-1A-82
(NAME)	(NAME)	
3648 Burwick Place	7142 Columbia Gateway Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia MD 21046	
(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, Leora A. Riggins, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamara Washington, unmarried, 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 No. 82 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444, 445, 446, and 447, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Leora A. Riggins, by Quitclaim Deed from John W. Riggins, dated April 30, 2003, of record in Instrument No. 20030508-0062093, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John W. Riggins and wife, Leora A. Riggins, by Warranty Deed from Eugene Collins, unmarried dated August 24, 1995, of record in Book 9775, Page 562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Leora A. Riggins, by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040512-0055417, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3648 Burwick Place, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 05/12/04 16:15 2pgs
Fees:13.00 Taxes:484.33

20040512-0055418

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 hand this 6th day of May, 2004.

Leora A. Riggins by [signature] attn in fact

Leora A. Riggins by Terry DeSelms as Attorney-in-Fact

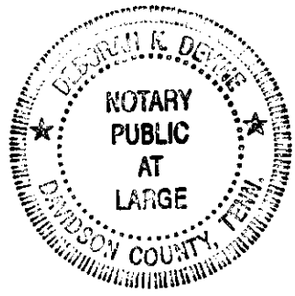
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of May, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Leora A. Riggins, and acknowledged that he executed the same as the free act and deed of the said Leora A. Riggins, through Power of Attorney granted Terry DeSelms by the said Leora A. Riggins.

Witness my hand and official seal at Nashville, Tennessee this 6th day of May, 2004.

Commission expires: November 27, 2004



[signature]

Deborah K. Devine Notary Public