File #200450239

Davidson County DEEDWARR
Recvd: 07/02/04 10:05 2pgs
Fees:13.00 Taxes:377.40

20040702-0078984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: May 24, 2005

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Stone, Jr. and Stephanie Bode Stone husband and wife	Guaranty Trust Company	Map: 75-12-A-2
(NAME) 104 Scotts Creek Circle	(NAME) 640 Broadmor Blvd., Ste. 100	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAMES R. RIGGAN AND WIFE, APRIL H. RIGGAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROBERT A. STONE, JR. AND STEPHANIE BODE STONE, 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, being all of Lot No. 2, on the Plan of Revision of Lots 1, 2, 3, & 4, Revised Cedar Creek, Ph. 1, A Planned Unit Development, as shown by plat appearing of record in Plat Book 6050, Page 467, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James R. Riggan and April H. Riggan by Warranty Deed dated February 25, 2000 of record in Instrument No. 20000303-0021138, Register's Office for Davidson County, Tennessee.

NOTE: The Warranty Deed of record in Instrument No. 20000303-0021138, said Register's Office, contains an erroneous Plat Page number in the legal description.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7213, Page 973, as corrected in Instrument No. 20020823-0102246, Book 7768, Page 238 and amended in Book 7945, Page 901; By-Laws of record in Book 7768, Page 258; Charter of Cedar Creek Homeowners' Association of record in Book 8414, Page 69; all matters shown on plat of record in Plat Book 6050, Page 467; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 104 Scotts Creek Circle, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 30th day of June, 2004.

James R. Riggan

April H. Riggan

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James R. Riggan and wife, April H. Riggan who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076

PLEASE RETURN TO: EXECUTIVE TITLE, LLC: 2520 N. Mt. Juliet Rd.; Mt. Juliet, TN 37122