THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 218,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9th DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Kipp	OWNER	MAP 104-13-A
(NAME)	(NAME)	
401 Bowling Avenue #30		PARCEL 22
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Donald R. Piggins and wife, Sarah R. Piggins

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

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 Building Site No. 22 on the Plan of Section One Richmeade Place, as of record in Plat Book 4860, page 44, Registers office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald R. Piggins and wife Sarah R. Piggins by warranty deed from Evelyn C. Hutcherson, unmarried as of record in Instrument No. 200001310009771, Registers office for Davidson County, Tennessee.

Restrictions: Declaration of Covenants Conditions and Restrictions as of record in book 4941, page 637 as supplemented in Book 5019, page 946, as amended in Book 5036 page 338, as further supplemented in Book 5039,page 256, Book 5094,page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, Registers office for Davidson County, Tennessee. By-Laws in Book 4941, page 689, as amended in Book 5213, page 945, said Registers office.

Davidson County DEEDWARR
Recvd: 09/03/04 13:53 2pgs
Fees:13.00 Taxes:808.45
20040903-0107093

unimproved ( )
This is improved (X) property, known as 401 Bowling Avenue #30, Nashville, TN 37215
(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 hand s this 9th day of July, 2004

Donald R Piggins by Sarah R Piggins
Donald R. Piggins

Sarah R Piggins
Sarah R. Piggins

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 Sarah R. Piggins

the bargainor _____, with whom I am personally acquainted or proved to me 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 at Nashville, Tennessee, this 9th day of July, 2004.

Commission expires 1-26-07

Notary Public

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 Sarah R. Piggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Donald R. Piggins as his attorney in fact, as the free act and deed of the within named Donald R. Piggins.

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2004.

My commission expires: 1-26-07

NOTARY PUBLIC