Return to

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 127,000.00

Kevin A. Biggs
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2004.

Emily Prophet
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00451

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kevin A. Biggs	SunTrust Mortgage, Inc.	MAP:41-7
4021 Ridgemont Drive	201 Fourth Avenue North 7th Floor	Parcel:54
Nashville, TN 37207	Nashville, TN 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EVERETT E. WARREN AND WIFE, SARAH G. WARREN

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

KEVIN A. BIGGS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4021 Ridgemont Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of September, 2004.

Everett E. Warren
Everett E. Warren

Sarah G. Warren
Sarah G. Warren

Davidson County DEEDWARR
Recvd: 10/05/04 09:26 2pgs
Fees:13.00 Taxes:469.90

20041005-0119512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, EVERETT E. WARREN AND SARAH G. WARREN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2004.

Notary Public: _____

My Commission Expires: _____

JIM R. VANDERPOOL
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
MAY 14, 2008
WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 486, on the Plan of Bellshire Estates, Section "B", as shown on plat of record in Plat Book 2331, page 128, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 486 fronts 131 feet on the southeasterly side of Ridgemont Drive and extends back between lines, 314 feet on the southwesterly line and 354.9 feet on the northeasterly line, which is a broken line, to a dead line in the rear, measuring 165 feet thereon.

Being the same property conveyed to Everett E. Warren and wife, Sarah G. Warren by Deed of record in Book 6133, Page 116, recorded 9/9/83, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.