Return to: First Title and Escro Company, Inc.
File Number 23342 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/04 12:25 2pgs
Fees:13.00 Taxes:987.90
20041012-0122837

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,000.00

Carolyn D. Clemmings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 2004

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 30, 2005

J. Michael Morgan
Notary Public

STATE OF TENNESSEE COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Clemmings (NAME)	same (NAME)	MAP 104-13A
401 Bowling Avenue, #53 (ADDRESS)	(ADDRESS)	PARCEL 52
Nashville, TN 37205 (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, L. Winston Biggs and wife, Linda J. Biggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Clemmings, an unmarried woman

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:

A certain condominium apartment in Davidson County, Tennessee, being Building Site No. 52 on the Plan of Richmeade Place, Section Three, of record in Book 5050, page 19, Register's Office for said County, to which plan reference and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to L. Winston Biggs and wife, Linda J. Biggs by deed from Lindy Litrides of record in Book 9260, page 893, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5050, page 19, said Register's Office.

Subject to covenants, conditions and restrictions as contained in the Master Deed for Richmeade as recorded in Book 4941, page 637; book 5019, page 946; Book 5036, page 338; Book 5039, page 256; Book 5094, page 473; Book 5238, page 385; Book 5408, page 210; Book 5733, page 628; By-Laws in Book 4941, page 689; Book 5036, page 340; Book 5213, page 945; Charter in Book 4942, page 634; and Deed in Book 4947, page 348, Register's Office for said County.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

CONTINUED

This is improved (X) unimproved ( ) property, known as 401 Bowling Avenue, #53, Nashville, TN 37205
(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 1st day of October, 2004

L. Winston Biggs

Linda J. Biggs

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 L. Winston Biggs and wife, Linda J. Biggs

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 Nashville, Tennessee, this 1st day of October 2004.

Commission expires 1/25/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.