Davidson County DEEDWARR
Recvd: 10/27/04 11:19 2pgs
Fees:13.00 Taxes:360.75
20041027-0129218

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of October, 2004.

Notary Public

My Commission Expires: 1/nn/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Linda P. Harrigan and Charles T. Harrigan
131 Hicks Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
ABN AMRO Mortgage Group
P. O. Box 57068
Irvine, CA 92619-7068

MAP-PARCEL NUMBERS:
142-15-0-C-131.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherri S. Sigler n/k/a Sherri S. Carpenter, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Linda P. Harrigan and Charles T. Harrigan, wife and husband,** hereinafter referred to as 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 Unit # 131, on the Plan of Breckenridge Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6808, page 45, and as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Breckenridge Condominiums as set forth in Exhibit "B" of the Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Sherri S. Sigler, unmarried, by Warranty Deed from Michael K. Short, unmarried, of record in Book 10467, page 947, Register's Office for Davidson County, Tennessee, dated May 23, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Master Deed Book 6808, Page 45, and as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee.

HOA Charter contained in an instrument of record in Book 6870, Page 628, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10160, Page 83, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6409, Page 354, Register's Office for Davidson County, Tennessee.

Agreement pertaining to Water Right of record in Book 2746, Page 11, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 131 Hicks Road, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of October, 2004.

Sherri S. Carpenter

Sherri S. Carpenter
By: Donald R. Barrett, Jr Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Sherri S. Carpenter who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Sherri S. Carpenter.

Witness my hand and official seal this 15th day of October, 2004.

My Commission Expires: 5/24/05 Notary Public Shirley A. Beesley

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

11492-BP