WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/05 14:50 2 pgs
Fees:13.00 Taxes:480.63

20050111-0004198

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Jaime E. Gragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF January 2005

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime E. Gragg	Capital Bank and Trust Company	MAP 052-12-0
(NAME)	(NAME)	
709 River Pass	1820 West End Avenue	PARCEL 014.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37203	
(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, Edith G. Stigall, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jaime E. Gragg, Unmarried

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 Lot No. 6 on the map of Marlin Meadows Subdivision, Section III, as of record in Book 2133, Page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Samuel A. Stigall and wife, Edith G. Stigall, by Warranty Deed dated Aug. 31, 1982, from Pamela Gale Wood, single, of record in Book 5932, page 573, Register's Office for Davidson County, TN; And further conveyed to Edith G. Stigall and husband, Samuel A. Stigall by Quitclaim Deed recorded August, 1999, from Edith G. Stigall of record in Book 11055, page 42, Register's Office for Davidson County, TN (The said Samuel A. Stigall having since died).

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 709 River Pass, Madison, TN 37115
(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 my hand this 10th day of January, 2005

Edith G. Stigall

Edith G. Stigall

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 Edith G. Stigall, Unmarried

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 Goodlettsville, Tennessee, this 10th day of January, 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. SCHMOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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 _____.

My Commission Expires ~~9/22~~ 2007

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

My commission expires _____

Notary Public