THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23817-01-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $965,000.00. Affiant Subscribed and sworn to before me this 18th day of February, 2005. NOTARY PUBLIC AT LARGE J. Michael Morgan Notary Public My Commission Expires My Commission Expires: July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas Di Salvo, Theresa A. Hughes 222 Deer Park Circle Nashville, TN 37205	SunTrust Mortgage, Inc. 201 4th Ave., N., 7th Floor Nashville, TN 37219	Map No. 116-10 Parcel No. 73

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Riggall and Marguerita C. Riggall,** husband and wife ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Thomas Di Salvo and Theresa A. Hughes,** husband and wife, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 222 Deer Park Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of February, 2005.

George Riggall

Marguerita C. Riggall

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.: 413-74-0371

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George Riggall and Marguerita C. Riggall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2005.

Notary Public

My Commission Expires: 11/25/2006

Davidson County DEEDWARR
Recvd: 02/24/05 14:46 2 pg
Fees:13.00 Taxes:3570.50

20050224-0020677

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly half of the easterly 60 feet of Lot No. 15 on the Plan of A.M. Bransford's Subdivision of Lots 29-34 and 45 in First Belle Meade Subdivision, as of record in Plat Book 421, page 139, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said part of Lot No. 15 fronts 60 feet on the northerly side of Deer Park Circle and runs back between parallel lines 186 feet on the east line and 190.2 feet, more or less, on the west line to a dead line in the rear which measures 60 feet.

Being the same property conveyed to George Riggall and wife, Marguerita C. Riggall by deed dated July 15, 1998 from Steve M. Hays and wife, Beverly A. Hays of record in Book 11022, page 444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.