Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/05 08:39 2 pg:
Fees:13.00 Taxes:408.05

20050228-0021316

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$110,285.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2005.

Notary Public

My commission expires: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SPRING RIGGAN **RAYMOND E. RIGGAN**	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**Map 109-05-0-B Parcel 908.00co**
3535 Bell Road, #908	**P. O. Box 146**	
Nashville, Tennessee 37214	**Memphis, TN 38101**	

FOR AND IN 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 ACKNOWLEDGE, WE,

70 SOUTH ASSOCIATES, LLC, a Tennessee limited liability company

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

SPRING RIGGAN, unmarried, and RAYMOND E. RIGGAN, a married man, joint tenants with full rights of survivorship

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 Unit No. 908 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING part of the same property conveyed to 70 South Associates, LLC, a Tennessee limited liability company, by Deed from Terry E. Keup, unmarried, of record in Instrument No. 20020702-0079268, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants and By-Laws, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated will be paid by the Grantee(s) herein.

This is improved (_X__) Unimproved (_____) property, known as **3535 Bell Road, #908, Nashville, Tennessee 37214**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and 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 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 its hand(s) this 23rd day of February, 2005.

70 SOUTH ASSOCIATES, LLC

By: _____
Carl A. Neuhoff, Jr. Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Vice President** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Vice President** of **70 SOUTH ASSOCIATES, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **23rd** day of **February, 2005.**

Deborah H. Berrie

Notary Public

My Commission Expires: 3/25/06

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.