Return to: American Title Co.
925 Industrial Dr.
Old Hickory, TN 37138

Mail

Davidson County DEEDWARR
Recvd: 04/07/05 09:27 2 pgs
Fees:13.00 Taxes:888.00

20050407-0038231

Prepared by:
~~RECORD AND RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43753

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$240,000.00.**

Thomas M. Carrigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 18TH **DAY OF MARCH, 2005.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
LINDA L. BORSON	SAME AS NEW OWNER	**22-151**
5305 Whites Creek Pike		**14D 14762**
Whites Creek, TN 37189		

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 ACKNOWLEDGED, **I, THOMAS M. CARRIGAN**,

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA L. BORSON**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being in the 14th Civil District of said County, being described according to a survey by Ralph W. Lambert, dated November 8, 1975, as follows: BEGINNING at an iron pin in the northeasterly margin of Whites Creek Pike, said point being the southwest corner of the tract of land conveyed to Lionel R. Barrett, Jr., and wife, Eleanor B. Barrett by deed of record in Book 4984, Page 18, said Register's Office; thence along the northeasterly margin of Whites Creek Pike, south 42 degrees east 94.0 feet to an iron pin; thence south 44 degrees 38' east 175.0 feet to an iron pin; thence south 52 degrees 03' east 200.0 feet to an iron pin; thence leaving said northeasterly margin of Whites Creek Pike, south 84 degrees 42' east 600.0 feet to an iron pin; thence north 3 degrees 40' west 1150.0 feet to an iron pin; thence north 86 degrees 30' west 127.0 feet to an iron pin at the base of a sweetgum tree; thence south 12 degrees 54' west 786.0 feet to an iron pin; thence south 88 degrees 20' west 565.45 feet to the point of beginning, containing 10.49 acres, more or less.

Being the same property conveyed to Thomas M. Carrigan and wife, Patricia D. Carrigan by deed from Michael S. Jackson and wife, Teresa E. Jackson, of record in Book 6588, page 7, Register's Office for Davidson County, Tennessee. The said Patricia D. Carrigan having since died. By Quitclaim Deed executed by Mary Jane Carrigan, present wife of Thomas M. Carrigan recorded simultaneously herewith as Instrument Number 20050407-0038230 Register's Office for Davidson County, Tennessee, all right, title and interest is vested solely in Thomas M. Carrigan.

This is improved property known as 5305 Whites Creek Pike, Whites Creek, Tennessee 37189

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 18th DAY OF MARCH, 2005.

Thomas M. Carrigan

THOMAS M. CARRIGAN

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 THOMAS M. CARRIGAN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18TH day of March, 2005.

Alan L Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006