RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/12/05 11:36 2 pgs
Fees:13.00 Taxes:410.70

20050512-0053678

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF APRIL, 2005.

NOTARY PUBLIC

My Commission Expires SEPT. 30, 2006
My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FELISA TROTTER et vir<br>843 Hermitage Ridge<br>Hermitage, Tennessee 37076 | Same as new owner | MAP 74-4<br>PARCEL 56 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ELEVEN THOUSAND and NO/100 ($111,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RODNEY W. BRIGGS and wife, CYNTHIA H. BRIGGS,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **FELISA TROTTER and husband, DERRICK TROTTER,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney W. Briggs and wife, Cynthia H. Briggs by Warranty Deed from Richard E. Gibson and wife, Wanda S. Gibson, of record in Book 9561, page 669, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 4675, page 125; Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 843 Hermitage Ridge, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated at closing and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 22nd day of April, 2005.

RODNEY W. BRIGGS

CYNTHIA H. BRIGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Rodney W. Briggs and Cynthia H. Briggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of April, 2005.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006