Davidson County DEEDWARR
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Fees:13.00 Taxes:865.80
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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $234,000.00.<br><br>_____<br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of May, 2005.<br><br>_____<br>Notary Public<br><br>My Commission Expires: _____<br><br>GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.<br>My Commission Expires JULY 21, 2007 |

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| Address New Owner As Follows:<br>Richard W. Feldman<br>913 LeBlanc Court<br>Nashville, TN 37221 | Send Tax Bills To:<br>U. S. Bank, N.A.<br>4801 Frederica Street<br>Owensboro, KY 42301 | Map-Parcel Number:<br>142-13-0-B 030.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAINESE L. RIGGINS,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD W. FELDMAN,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Final Plat of Riverside, Phase 4B, a Planned Unit Development, as of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jesse Wallace Riggins, Jr. and wife, Dainese L. Riggins, by deed from Rochford Realty & Construction Co., Inc. of record as Instrument No. 200001280009311, Register's Office for Davidson County, Tennessee. Jesse Wallace Riggins, Jr. having since died, thereby vesting title in Dainese L. Riggins as surviving tentant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee.

3. Declaration of Easements and Restrictive Covenants for Riverside of record in Book 7405, page 780, and as amended in Instrument No. 20040419-0044162, said Register's Office.

This is improved property known as 913 LeBlanc Court, Nashville, TN 37221.

**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 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 further covenant and bind ourselves, our heirs 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 person whomsoever.

**WITNESS** my hand this 31st day of May, 2005.

Dianese L. Riggins

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANESE L. RIGGINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31st day of May, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007