Box 8
File # 46378

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/05 09:42 2 pgs
Fees:13.00 Taxes:605.51

20050603-0063098

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,650.00.

Deborah Haire Johnson
Affiant

Subscribed and sworn to me on May 31, 2005.

Deborah H Beirne
NOTARY PUBLIC

Comm expires: 3/25/06

DEBORAH H. BEIRNE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20782SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily A. Gates 628 St. Jules Lane Nashville, TN 37211	First American Real Estate Tax Service 8435 North Stemmons Freeway Dallas, TX 75247	173-09-0-A-092.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elijah C. Rigsby and wife, Courtney L. Rigsby, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Emily A. Gates, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Lenox Village, Section Two, of record as Instrument No. 20020705-0081261, as revised by Instrument No. 20020731-0091872 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Elijah C. Rigsby, unmarried, and Courtney L. Marhoefer, unmarried, by Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, of record as Instrument No. 20021204-0149127 in the Register's Office for Davidson County, Tennessee. The Courtney L. Marhoefer is now known as Courtney L. Rigsby.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record as Instrument No. 20020705-0081261, as amended in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee; and
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee; and
4. Master Deed of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee; and
5. Storm Water Detention Agreement of record in Book 7361, page 230, and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and

6. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances, of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee; and
7. Access Easement retained by the Lord's Chapel Church as set out in Deed of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee; and
8. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
9. Quitclaim Deed for common areas of record as Instrument no. 20020501-00536757 and re-recorded as Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 628 St. Jules Lane, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their 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 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 our hands on May 31, 2005.

Elijah C. Rigsby

Courtney L. Rigsby

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 31, 2005, before me personally appeared Elijah C. Rigsby and Courtney L. Rigsby to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 31, 2005.

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE