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Davidson County DEEDWARR
Recvd: 08/02/05 15:23 2 pgs
Fees:13.00 Taxes:407.00
20050802-0090505

P0436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Bobbi Cooper
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of July, 2005.

Stephen H. Porter
Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Riley
5511 Vaught Drive
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

103.02-0-170.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rhonda Pinkerman, a single woman**, hereinafter referred to as Grantors, hereby transfers and conveys to **John F. Riley and wife, Jamie Riley and Rani P. Christie and wife, Marla Christie**, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 12 on the Plan of Richland Meadows, Section V, as of record in Book 2330, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50.9 feet on the north side of Vaught Drive, and runs back 181 feet on the west line and 191.8 feet on the east line, to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Rhonda Pinkerman by Warranty Deed from Joyce Robinette and husband, Ford Robinette of record in Instrument No. 2002104-0134983, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2330, Page 92, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5511 Vaught Drive, Nashville, TN 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of July, 2005.

Rhonda Pinkerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rhonda Pinkerman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2005.

Notary Public

My Commission Expires: 11.22.05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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