Return to:

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 21702N

Davidson County DEEDWARR
Recvd: 09/19/05 08:28 2 pgs
Fees:13.00 Taxes:388.13
20050919-0111833

MAP/GROUP/PARCEL:
103-2/174

NEW OWNER'S NAME AND ADDRESS:
Sharon M. Pigott
5518 Vaught Drive
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JENNIFER A. LIPSCOMB, unmarried, hereinafter called Grantor, does hereby transfer and convey unto SHARON M. PIGOTT, married, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 8, on the Plan of Richland Meadows, Section V, as shown on plat of record in Plat Book 2330, page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said Lot No. 8 fronts 28.3 feet on the easterly margin of the turnaround of Vaught Drive and runs back between lines, 145.4 feet on the northerly line and 148.3 feet on the southerly line to a dead line in the rear on which it measures 125 feet.
>
> The subject property is improved property commonly known as 5518 Vaught Drive, Nashville, TN 37209.
>
> BEING the same property conveyed to Grantor herein by deed of record in Book 11549, Page 299, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Jennifer A. Lipscomb

JENNIFER A. LIPSCOMB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, JENNIFER A. LIPSCOMB, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 7th day of September, 2005.

NOTARY PUBLIC

9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $104,900.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of September, 2005.

NOTARY PUBLIC

9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY