WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/05 08:25 3 pgs
Fees:18.00 Taxes:681.78
20051010-0121853

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,264.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCT, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul L. Riggan	SAME	102.11-0-066.00
(NAME)	(NAME)	
P. O. Box 158641		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joe D. Matheny, and heirs-at-law of Billie Lee Smotherman, being Sara Wood, Brad Whitlow, and Steve Whitlow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul L. Riggan, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being in the 8th Civil District of Davidson County, being Lot No. 170, on the Plan of Horton Heights, Section VIII, as of record in Book 2133, page 30, Register's Office for said County.

Said Lot fronts 116 feet on the southerly side of Fleetwood Drive and extends back between lines 299.8 feet on the easterly side and 401.1 feet on the westerly side to a dead line in the rear on which measures 151.9 feet.

Being the same property conveyed to Joe D. Matheny and Billie Lee Smotherman, as tenants in common, each having an undivided one-half interest, by Deed from Vesta Matheny, unmarried, with Grantor reserving life estate unto herself, dated March 15, 1995, and recorded April 21, 1995, in Book 9651, page 503, Register's Office for Davidson County, Tennessee. The said Billie Lee Smotherman and Vesta Matheny having since died. By Affidavit of Heirship of record in Instrument No. 20051010-0121849, said Register's Office, and by the laws of descent and distribution, the heirs-at-law of Billie Lee Smotherman, being Travis Smotherman, surviving spouse, and her only surviving children Sara Wood, Brad Whitlow, and Steve Whitlow, inherited Billie Lee Smotherman's ½ undivided interest in said property. The said Travis Smotherman having conveyed his interest in said property to Sara Wood, Brad Whitlow, and Steve Whitlow, by Quitclaim Deed being recorded simultaneously herewith. 20051010-0121850

This is improved ✓ property, known as 6809 Fleetwood Drive, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do covenant with

applicable to all genders.

Witness our hands this 5th day of October, 2005.

Brad Whitlow, by Sara Wood, his Attorney-in-Fact

Steve Whitlow, by Sara Wood, his Attorney-in-Fact

Joe D. Matheny

Sara Wood

STATE OF Florida)

COUNTY OF Brevard)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe D. Matheny, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 3rd day of October, 2005.

MARIA D. WILLIAMS
Comm# DD0343980
Expires 10/10/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

NOTARY PUBLIC

My Commission Expires: _____

MARIA D. WILLIAMS
Comm# DD0343980
Expires 10/10/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara Woods, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 5th day of October, 2005.

REBECCA L. TORREE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 01/25/06

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF Williamson)

On this 5th day of October, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sara Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brad Whitlow, and acknowledged that she executed the same as the free act and deed of the said Brad Whitlow.

WITNESS my hand and seal at office, this the 5th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF Williamson)

On this 5th day of October, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sara Wood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steve Whitlow, and acknowledged that she executed the same as the free act and deed of the said Steve Whitlow.

WITNESS my hand and seal at office, this the 5th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: _____

REBECCA L. LOREE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 01/25/06