

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$75,500.00 John L. Hadley Rizor
X
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February, 2006.
Susan Hensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Hadley Rizor 2412 Robbie Court Nashville, TN 37214	Franklin American Mtg Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map 73-07 Parcel 229

For and in 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,

Webb C. Rizor and wife, Terri Rizor

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John L. Hadley Rizor, unmarried

Hereinafter called the 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. 37B OF THE ZONE LOT DIVISION OF LOT NO. 33 THROUGH 37 OF CABIN HILL SUBDIVISION, SECTION FOUR, OF RECORD IN PLAT BOOK 6250, PAGE 520, AMENDING PLAT BOOK 5200, PAGE 795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WEBB C. RIZOR BY DEED FROM INVESTMENT BUILDING GROUP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF CALVIN L. TATE, HARRY G. HEMMERLY AND JAMES T. MCLEAN, DATED DECEMBER 17, 1985, AND OF RECORD IN BOOK 6749, PAGE 679, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TERRI RIZOR JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 520, amend in Plat Book 5200, Page 795, Register's Office for Davidson County, Tennessee.
3) Property is subject to Zone Lot Division of Lots 33-37 of Cabin Hill-Section Four, By-Laws appended thereto in Book 6430, Page 530, Register's Office for Davidson County, Tennessee, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6430, Page 508, and notice of assessment in Book 9412, Page 317, and in Book 6250, Page 520, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 6430, Page 508, Notice of Assessment in Book 9412, Page 317, and in Book 6250, Page 520, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2412 Robbie Court, Nashville, TN 37214
(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 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 we do further covenant and bind ourselves, our 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 our hand(s) this 27th day of February, 2006.

Webb C. Rizor

Terri Rizor

Davidson County DEEDWARR
Recvd: 03/06/06 09:28 2 pgs
Fees:13.00 Taxes:279.35

20060306-0025395

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Webb C. Rizor and wife, Terri Rizor, with whom I am personally acquainted, (or who 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, at office, this 22nd day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076