WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1.26.08
(AFFIX SEAL)

JAMES A. WALDRON NOTARY PUBLIC AT LARGE DAVIDSON COUNT TENN

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Dove	BANK OF AMERICA	102-11-66
(NAME)	(NAME)	
6809 Fleetwood Drive	400 W. TRADE St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Charlotte, NC 28255	
(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, **Paul L. Riggan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Dove and , Kathleen Dove,** 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:

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 Paul L. Riggan by deed from Joe D. Matheny, and heirs-at-law of Billie Lee Smotherman, being Sara Wood, Brad Whitlow and Steve Whitlow of record in Instrument Number 20051010-0121853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6809 Fleetwood Drive, Nashville, TN 37205
(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 my hand this 26th day of May, 2006.

Davidson County DEEDWARR
Recvd: 06/09/06 12:45 2 pgs
Fees:13.00 Taxes:1091.50
20060609-0068738

Paul L. Riggan

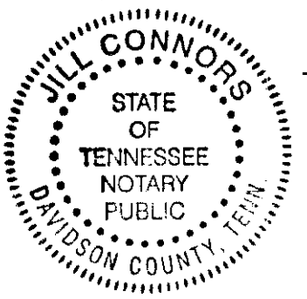
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF MAY, 2006.

Commission expires: 7-19-08



Jill Connors

Notary Public