**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/11/06 09:14 2 pgs
Fees:13.00 Taxes:592.00
20060711-0082920

Our File Number: 24475A

**MAP/GROUP/PARCEL:** 083-13-0/069.00

**NEW OWNER'S NAME AND ADDRESS:**
EAST EGG VENTURES, LLC
217 PEARL ST.
FRANKLIN, TN 37064

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, WILLIAM J. RIGGLE, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, EAST EGG VENTURES, LLC, a Tennessee limited liability company, it's heirs and assigns, hereinafter called Grantee, property described as follows:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF SPRING PARK SUBDIVISION AS OF RECORD IN PLAT BOOK 57, PAGE 134, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

The subject property is improved property known as 1307 FATHERLAND STREET, NASHVILLE, TN 37206.

BEING the same property conveyed to Grantor herein by deed of record in Inst. No. 20020123-0009416, and re-recorded in Inst. No. 20030626-0088387, and originally in Book 9508, Page 941, 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 grantee. Grantor covenants with Grantee that he 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 himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, it's heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WILLIAM J. RIGGLE

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY appeared before me, the undersigned authority, WILLIAM J. RIGGLE, AN UNMARRIED MAN, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 30th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value whichever is greater for this transfer is $160,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006