WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 09:49 2 pgs
Fees:13.00 Taxes:623.45
20060803-0094477

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$168,500.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2006.

Notary Public

My commission expires: 7/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cheryl L. Looser **Frank H. Looser**	**SAME AS NEW OWNER**	**14701023100**
633 Harding Place		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jesse N. Riggs and wife, Maureen H. Riggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheryl L. Looser, and husband, Frank H. Looser

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 all of Lot No. 247 on the Plan of Caldwell Hall, Section Two, of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jesse N. Riggs and wife, Maureen H. Riggs, by Deed from Michael L. Bentley and wife, Vicki Bentley, dated July 27, 1994, of record in Book 9419, Page 118, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **633 Harding Place, Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **31st** day of **July, 2006.**

Jesse N. Riggs

Maureen H. Riggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jesse N. Riggs and wife, Maureen H. Riggs,** the within named sellers, 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, at office, this **31st** day of **July, 2006.**

Notary Public

My Commission Expires:_____

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-7543

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES:
JAN 12, 2010