WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/06 10:21 2 pgs
Fees:13.00 Taxes:1701.63
20060818-0102027

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 459,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF AUGUST, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01554 BRIGGS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John M. Briggs	Same	MAP:158
2140 Old Hickory Blvd		Parcel:18
Nashville, TN 37215		

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

LINDA L. SAGGESE*, UNMARRIED

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

JOHN M. BRIGGS, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2140 Old Hickory Blvd, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assjgns, 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 on the 15th day of August, 2006.

Linda L. Saggese

Linda L. Saggese

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LINDA L. SAGGESE, 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 Brentwood, Tennessee , this 15th day of August, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN THE 7TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS TRACT 8 ON THE UNRECORDED MAP OF THE J. F. WALLACE SUBDIVISION OF 19.5 ACRES MORE OR LESS LOCATED AT THE NORTHWEST CORNER OF HILLSBORO ROAD AND OLD HICKORY BOULEVARD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY WATKINS & MURRAY, SURVEYORS, OCTOBER 29, 1948, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF OLD HICKORY BOULEVARD 928 FEET WEST OF THE CENTER LINE OF HILLSBORO ROAD, BEING THE CORNER OF TRACTS NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID TRACTS, NORTH 16° EAST 530 FEET TO A POINT IN THE CENTER LINE OF A CREEK IN HIBBETT'S LINE; THENCE ALONG THE CENTER OF SAID CREEK, ALONG HIBBETT'S LINE, SOUTH 84° 30' WEST 71 FEET AND CONTINUING IN A SOUTHWESTERLY AND THEN EASTERLY DIRECTION WITH THE MEANDERS OF SAID CREEK 556 FEET TO A POINT, AND CONTINUING WITH SAID CREEK, ALONG HIBBETTS LINE, SOUTH 40° 35' WEST 114 FEET TO A POINT IN THE CENTER LINE OF A BRIDGE IN THE CENTER LINE OF OLD HICKORY BOULEVARD; THENCE WITH THE CENTER LINE OF THE SAME, SOUTH 75° 20' EAST 281 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ROBERT F. CLOUD AND WIFE, MARGARET CROSS CLOUD TO MICHAEL F. SAGGESE AS RECORDED ON THE 10TH DAY OF JUNE, 1971 IN BOOK 4509, PAGE 498, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MICHAEL F. SAGGESE TO *LINDA L. SAGGESE (INCORRECTLY VESTED AS LINDA F. SAGGESE IN PREVIOUS DEED), AS RECORDED ON THE 9TH DAY OF OCTOBER, 1998 IN DEED BOOK 11150, PAGE 948, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MICHAEL F. SAGGESE HAVING SINCE DIED.

*LINDA L. SAGGESE AND LINDA F. SAGGESE ARE ONE AND THE SAME.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.