THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/03/06 13:52 2 pg
Fees:13.00 Taxes:497.65

20061003-0122548

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Silvia Rivas 3215 Colby Drive Nashville, TN 37211	NEW OWNER	133-03-0-081.00

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

Affiant

Subscribed and sworn to before me this 28th day of September 2006

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Patricia Kerrigan,** unmarried (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Silvia Rivas and Miguel Rivas, wife and husband, joint tenants with rights of survivorship,** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being Lot No 13 of the Plan of Glencoe Acres, Section III, of record in Book 2330, Page 28, Register's Office for Davidson County Tennessee, and more particularly described as follows:

Said Lot # 13 from 77 feet on the westerly side of Colby Drive that runs back between line 192.2 feet on the northerly side and 189.4 feet on the southerly side to a dead line in the rear and measures 77,3 feet on the dead line.

Being the same property conveyed to Patricia Kerrigan by Quitclaim Deed from Patricia Kerrigan, Executrix of the Estate of Jordan C. Jones, as directed by the Will of Jordan C. Jones, which is on file in the Probate Court of Davidson County, Tennessee under Docket No. 06P-225, of Record in Instrument # 20060803-0095188, ,dated July 17, 2006, Register's Office for Davidson County, Tennessee. Further being the same property and conveyance by Quitclaim Deed in Instrument # 20060329-0035611, dated March 23, 2006, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to Jordan C. Jones and wife Thelma T. Jones, by Warranty Deed from A.S. Johnson , of record in Book 2736, Page 69, dated June 2, 1955, Register's Office for Davidson County, Tennessee, the said Jordan C. Jones and Thelma T. Jones, having since deceased.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 2330 , Page 28, Register's Office for Davidson County, Tennessee. Taxes for the year 2006 and following, a lien not yet due and payable. Easement for Sanitary Sewer and/or Storm Drainage of Record in Book 4298, Page 652, said Register's Office Restrictive covenants/ declaration of covenants, conditions

and restrictions recorded in Instrument No. 20030811-0114116, , Register's Office for Davidson County.

THIS IS **improved** PROPERTY KNOWN AS 3215 Colby Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 28th day of September, 2006

Patricia Kerrigan

Patricia Kerrigan

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Patricia Kerrigan and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 28th day of September, 2006.

Karen Russell

Notary Public

My Commission Expires: 5/26/09

(SEAL)

