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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/06 14:27 3 pgs
Fees:18.00 Taxes:806.60

20061108-0139161

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 2006

DANIEL L. DAUGHTRY NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES

Notary Public

MY COMMISSION EXPIRES: 6/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Gribbins (NAME)	SAME (NAME)	MAP 42.12
301 Due West Avenue (ADDRESS)	(ADDRESS)	PARCEL 65.00
Madison, TN 37115 (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, Dennis L. Liggett and wife, Yolanda F. Liggett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Gribbins and wife, Shirley Gribbins

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 Lot No. 1 on the Map of Blair Heights, Section Five, as of record in Book 2330, Page 55, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 is described as follows: Beginning at a point in the Westerly margin of Donna Drive at the corner of Lots 1 and 2; thence with the line between said lots Westerly 225.9 feet to a point; thence Northerly 227.48 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same Easterly 202.31 feet to the beginning of a curve; thence around said curve, in a Southeasterly direction, 48.7 feet to the Westerly margin of Donna Drive; thence with the margin of the same Southerly 210 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to the Metropolitan Government of Nashville and Davidson County for an easement for highway purposes of record in Book 4855, Page 484, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of Lot 1 on the Map of Blair Heights, Section V, of record in Book 2330, Page 55, Register's Office for Davidson County, Tennessee, and

CONTINUED

unimproved ( )
This is improved (X) property, known as 501 Old Hickory Blvd., Madison, TN 37115
(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 our hand s this 3rd day of November, 2006

Dennis L. Liggett

Dennis L. Liggett

Yolanda F. Liggett

Yolanda F. Liggett

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 Dennis L. Liggett and wife, Yolanda F. Liggett

the bargainor s, 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 Goodlettsville Tennessee, this 3rd day of November, 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

being more particularly described as follows:

Beginning at the point of intersection of the East boundary of the David K. Wachtel property and the South margin of Old Hickory Boulevard, thence along the said South boundary North 87 degrees 59 minutes East 202.0 feet to a point, thence along a curve right having a radius of 30 feet for 49.0 feet to a point in the West margin of Donna Drive, thence along the said West margin South 1 degree 34 minutes West 8.3 feet to a point, thence Northwardly and Westwardly along a curve left having a radius of 25 feet for 39.9 feet to a point, thence Westwardly along a curve left having a radius of 11.413 feet 207.7 feet to a point in the said East boundary, thence along the said East boundary North 0 degrees 21 minutes West 7.8 feet to the point of beginning and containing 2406 square feet.

Being the same property conveyed to Dennis L. Liggett and wife, Yolanda F. Liggett by Warranty Deed dated May 7, 1999, from Paul Christian, Kay Rives and Carolyn Higdon, the Only Heirs-at-law of Susie M. Christian, Deceased, of record in Book 11472, Page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.