STATE OF TENNESSEE
COUNTY OF DAVIDSON

06-3864

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2006.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 3/15/2010

JANIS L. DUREE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Riggins	Bank of America	95-9
(NAME)	(NAME)	
102 Quinn Circle	9000 Southside Blvd.	51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37210	Jacksonville, FL 32256	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Enoch A. Knight, Sr. and wife, Kathryn G. Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Riggins and wife, Lesli Riggins

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 the southeasterly part of Lot No. 21 on the Plan of W. E. Quin, Jr.'s Lebanon Road Subdivision of record in Book 1424, page 111, and described by survey of John Kohl, dated April 9, 1976, as follows:

Said part of said Lot No. 21 fronts 95 feet, more or less, on the southwesterly side of Quinn Circle and runs back 200 feet between parallel lines to a line at the rear measuring 95 feet thereon.

BEING the same property conveyed to Enoch A. Knight, Sr and wife, Kathryn G. Knight by deed from Edward Joseph Quinn and wife, Suzanne Quinn, filed of record in Book 5667, page 933, Register's Office for Davidson County, Tennessee.

This is improved property known as 102 Quinn Circle, ~~Nashville~~ Nashville, TN 37210

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 their hands this 28th day of December, 2006.

Enoch A. Knight, Sr.

Kathryn G. Knight

Davidson County DEEDWARR
Recvd: 01/12/07 14:28 2 pgs
Fees:13.00 Taxes:480.63

20070112-0005403

06-3864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Enoch A. Knight, Sr. the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 28th day of December, 2006.

My commission expires 3/15/2010

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____

Enoch A. Knight, Sr. and wife, Kathryn G. Knight

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 Nashville, Tennessee, this 28th day of December, 2006.

My commission expires 3/15/2010

JANIS L. DUREE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

_____
Notary Public Janis L. Duree