Davidson County DEEDWARR
Recvd: 04/04/07 10:00 2 pgs
Fees:13.00 Taxes:2321.75
20070404-0040260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $627,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2007.

Notary Public

My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia Ligon	NEW OWNER	**FH 25945-145-125**
Lot 2004 Sunset Hills Terr.	16 WESTLAKE DR.	
Nashville, TN 37215	NASHVILLE, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Webb J. Earthman and wife, Kathryn D. Earthman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia Ligon and Herb Ligon, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Plan of 2002 Tyne of record in Plat Book 6900, Page 298, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Webb J. Earthman and wife, Kathryn D. Earthman by deed from The Zeitlan Group, a Joint Venture composed of Zeitlan Construction Company and Martin Construction Company of record in Book 9176, Page 51, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (i) Taxes for 2007 which have been prorated and assumed by Grantees, (ii) Restrictive covenants of record in Book 7341, page 704, registers office for Davidson County, Tennessee, (iii) All matters appearing in the plan of record in Plat Book 6900, page 298, said registers office, and (iv) Easements of record in Book 6391, page 768 and Book 6447, page 746, said registers office.

This is improved (____) unimproved (__X__) property known as Lot 2004 Sunset Hills Terr., Nashville, TN 37215.

FH 25945-145-125 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

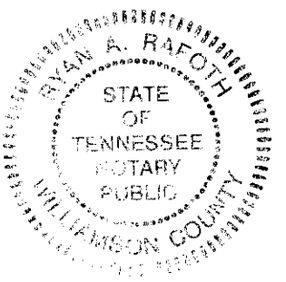
WITNESS MY/OUR HANDS EFFECTIVE AS OF March 30, 2007:

Webb J. Earthman

Webb J. Earthman

Kathryn D. Earthman

Kathryn D. Earthman



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Webb J. Earthman and Kathryn D. Earthman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30th day of March, 2007.

Notary Public

My Commission Expires: 7-19-08

20071118RDOCS