PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/17/07 12:30 2 pgs
Fees:13.00 Taxes:1942.50
20070517-0059125

W & I Ref: (gj)) Title No: 48631
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joe C. Pigott Amy Pigott 5337 Forest Acres Nashville, Tennessee 37220	Same

TAX MAP-PARCEL NUMBERS: 16006002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia S. Williams, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joe C. Pigott and spouse, Amy Pigott** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 230 and 231 Oak Hill Estates, Section One of record in Book 6900, page 952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert M. Williams and wife, Virginia S. Williams, by deed from Walter J. Heeney and wife, Gwendolyn J. Heeney of record in Book 7922, page 492, Register's Office for Davidson County, Tennessee. The said Albert M. Williams has since died. By Quitclaim Deed recorded prior hereto and simultaneously herewith Larry D. Garris and wife, Mary V. Garris conveyed their interest in subject property, if any, to correct the legal description in prior deed and reflect the plat revision of record in Book 6900, page 952, Register's Office for Davidson County, Tennessee.

Source of Title 20070517-0059125

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900 Page 952, said Register's Office, which Plan shows a 75 foot minimum building setback line from Forest Acres Drive and a 20 foot easement for public utility and drainage purposes along the across the southerly and rear line(s) of said lot, with a drainage ditch lying therein; Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7667, page 809 and Book 7959, page 668, said Register's Office.

This is improved property, known as: 5337 Forest Acres Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of May, 2007 .

Virginia S. Williams

State of TENNESSEE

County of WILLIAMSON

On this 8th day of May, 2007, before me the undersigned authority, personally appeared **Virginia S. Williams**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $525,000.00

Affiant

Sworn and subscribed before me this 8th day of May, 2007

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public