CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Davidson County DEEDWARR
Recvd: 10/04/07 10:31 3 pgs
Fees:18.00 Taxes:1579.90
20071004-0118366

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L. Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

900

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 172-06-0A-047.00CO

The actual consideration or value, whichever is greater, for this transfer is $427,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of September, 2007.

My Commission Expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Melinda K. Rigsby
(Name)
5113 Stone Mountain Court
(Street Address)
Nashville TN 37211

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JIM N. JIRJIS AND WIFE, TAMMY S. JIRJIS,** hereinafter collectively the "Grantors," have bargained and sold, and do by these presents transfer and convey, unto **MELINDA K. RIGSBY, an unmarried person,** hereinafter "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 57, on the Plan of Mountain View, Section Two, as shown on plat of record in Plat Book 9700, page 656 and 657, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jim N. Jirjis and wife, Tammy S. Jirjis by Deed of record in Book 11271, Page 297 recorded 12/29/1998, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 5113 Stone Mountain Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Estate Taxes for the year 2007 and subsequent years. Tax Parcel No. 172-06-0A-047.00CO
2. All matters shown on Plat recorded in Book 9700, page 656-657, said Register's Office.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10053, page 239, and in any allied instrument(s) referred to in said restrictions.
4. Declaration of Covenants, Conditions and Restrictions with bylaws as of record in Book 10496, page 311.
5. Charter of Mountain View Homeowner's Association of record in Book 10496, page 380.
6. QuitClaim Deed for common areas to Mountain View Homeowner's Association of record in Book 10929, page 984

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, "Grantors" have caused their names to be affixed hereto on this 28th day of September, 2007.

Jim N. Jirjis

Tammy S. Jirjis by me Atty in Fact

Tammy S. Jirjis

BY: _____
JIM N. JIRJIS, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jim N. Jirjis,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of September, 2007.

Notary Public

My Commission Expires: 3/21/09

R. GARRY CHAFFIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jim N. Jirjis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Tammy S. Jirjis and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Tammy S. Jirjis, the grantor, by the said Jim N. Jirjis, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this ____ day of September, 2007.

Notary Public

My Commission Expires: 3/21/09

R. GARRY CHAFFIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN