B0136

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/08 13:58 2 pgs
Fees:13.00 Taxes:495.80

20080401-0032607

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $134,000.00.

Affiant

Subscribed and sworn to me on March 31, 2008.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22834SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John L. Rigueur Jonathan M. Reynolds 1004 Joseph Avenue Nashville, TN 37207	SAME AS NEW OWNERS	82-3-24

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Hegwood, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John L. Rigueur and Jonathan M. Reynolds, both unmarried persons, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Brown's Subdivision, as of record in Book 161, page 23, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet 3 inches, more or less, on the westerly side of Joseph Street, and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to William Hegwood and wife, Geraldine Hegwood, by Deed from Elizabeth Young, of record as Instrument No. 20061204-0148908, Register's Office for Davidson County, Tennessee.

Geraldine Hegwood, the wife of William Hegwood, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the Grantor.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2007-1426, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1004 Joseph Avenue, Nashville, TN 37207.

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 hands on March 31, 2008.

William Hegwood
William Hegwood

By: Virginia Davis, attorney - in - fact.
Virginia Davis, 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, the within named Virginia Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of William Hegwood, as his Attorney in Fact, as the free act and deed of the within named Virginia Davis.

Witness my hand and official seal this 31st day of March, 2008.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE