Davidson County DEEDWARR
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Fees:43.00 Taxes:268.62
20080703-0069179

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
615.259.9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
William N. Riley, Jr. 4935 Franklin Pike Nashville, TN 37220	Same	Map 162-9-A Parcel 8

FOR AND IN CONSIDERATION of the sum of Seventy Two Thousand Six Hundred Dollars and no/100 ($72,600.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, William N. Riley Jr., Marion B. Riley, Carolyn Rice, Rebecca McGaghren, Gerald Damron, Michelle Damron and Robert Damron (the "Grantors") have bargained and sold and by these presents do transfer and convey to William N. Riley, Jr. (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:
Townhouse No. 8, Building No. 2 in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460 page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to W. N. Riley and wife Lyda Riley (both deceased) by deed of record in Book 5014 Page 777 Register's Office for Davidson County, Tennessee. Lyda Goodwin Riley devised said property to William N. Riley, Marion B. Riley, Carolyn Rice, Rebecca McGaghren, Gerald Damron, Michelle Damron and Robert Damron by Last Will and Testament probated in Docket No. 07P109 Seventh Circuit Court for Davidson County Tennessee.

Commonly known as improved real property located at 5510 Country Drive #8, Nashville, TN 37211.

NOTE: The legal description set forth above is the same property description contained in the previous deed of record and no new boundary survey is available or performed in connecting with this transaction.

Possession of Property upon delivery of the Deed. 2008 taxes to be prorated.

This conveyance is subject to the following (the "Permitted Exceptions"):

1. A lien for 2008 real property taxes, which have been prorated and are assumed by the Grantee.

2. By acceptance of the deed, Grantee acknowledges that he has satisfied himself as to the condition of the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, and roof; and Grantee acknowledges that the property herein conveyed is being is being conveyed "as is" and without warranties of any kind as to the condition of the improvements or any of said systems.
3. Subject to Hickory Valley Condominiums Association Dues.
4. Charter for Hickory Valley Condominiums of record in Book 7980 Page 470 Register's Office for Davidson County Tennessee.
5. Access easement in Book 4842 Page 979 and Book 5606 Page 663 Register's Office for Davidson County Tennessee.
6. Access, Use and Maintenance easement of record in Book 7497 Page 740 said Register's Office.
7. Boundary Plat for Hickory Valley Condominium Phase 2 of record in Plat Book 4300 Page 197 Register's Office for Davidson County Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, his heirs and assigns, forever. And we covenant with the said Grantee 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, except as to Permitted Exceptions or as otherwise set forth herein. And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 30th day of June, 2008.

William N. Riley, Jr.

William N. Riley, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said County and State, **William N. Riley, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June 2008.

Martin C. Giner

Notary Public
My Commission Expires: 3-10-2012

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,600.00.

William N. Riley

AFFIANT

Sworn to and subscribed before me, this 30th day of June, 2008.

Martin C. Giner

Notary Public
My Commission Expires: 3-10-2012

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Marion B. Riley

Marion B. Riley

STATE OF TENNESSEE)
)
COUNTY OF Coffee)

Personally appeared before me, a Notary Public in and for said County and State, **Marilyn B. Riley**, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of June 2008.

Sworn to and subscribed before me
this 18 day of June, 2008.

Traci L. Pendergraff
Notary Public
My Commission Expires: 12/19/2011

TRACI L. PENDERGRAFF
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Rebecca McGaghren

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public in and for said County and State, **Rebecca McGaghren,** the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of June 2008.

Sworn to and subscribed before me
this 19th day of June, 2008.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 30, 2011

LEAH E. LEPICIER
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Gerald B Damron Jr
Gerald Damron

STATE OF TENNESSEE)
)
COUNTY OF Franklin)

Personally appeared before me, a Notary Public in and for said County and State, **Gerald Damron,** the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of June 2008.

Sworn to and subscribed before me
this 19th day of June, 2008.

Darlene Vetito
Notary Public
My Commission Expires: 9-21-2011

DARLENE VETITO
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

Carolyn Rice

STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me, a Notary Public in and for said County and State, **Carolyn Rice**, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of June 2008.

Sworn to and subscribed before me
this 20 **day of** JUNE, **2008.**

Notary Public
My Commission Expires: DEC 16, 2009

AARON BARNETT
Notary Public, State of Texas
My Comm. Expires Dec. 16, 2009

Michelle Damron

Michelle Damron

STATE OF TENNESSEE)
)
COUNTY OF Lincoln)

Personally appeared before me, a Notary Public in and for said County and State, **Michelle Damron**, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of June 2008.

Sworn to and subscribed before me
this 24th day of June, 2008.

Christy L O'Neal

Notary Public
My Commission Expires: 12-20-08



Robert Damron

Robert Damron

STATE OF TENNESSEE)
)
COUNTY OF Coffee)

Personally appeared before me, a Notary Public in and for said County and State, **Robert Damron,** the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 24 day of June 2008.

Sworn to and subscribed before me
this 24 day of June, 2008.

Tracy Smith Tabor

Notary Public
My Commission Expires: 02 Aug 2011

