03

REALTY TITLE BOX 48A

Davidson County DEEDWARR
Recvd: 11/20/08 10:08 2 pgs
Fees:13.00 Taxes:730.75

20081120-0114236

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $197,500.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2008.

Notary Public
My commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0810-35668

Address of New Owner:	Send Tax Bills to:	Tax Information
James Allan Satterfield 7459 Huntwick Trail Nashville TN 37221	FIRST COMMUNITY MORTGAGE, INC. 1610 S. CHURCH ST. ATE. A, MURFREESBORO, TN 37130	127-00-0 156.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ellen Ligon Quick, Heir at Law and Andrea Jordan Ligon, Heir at Law of Robert Virgil Ligon, deceased and Ellen Ligon Quick, Personal Representative of The Estate of Robert Virgil Ligon, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Allan Satterfield, hereinafter called the Grantees, their successors 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. 24 on the Plan of Huntwick Estates, Section 2, of record in Book 4860, Pages 89 & 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy H. Ligon by deed from James W. McWright and wife, Sharon S. McWright, dated October 30, 1985, recorded November 1, 1985, of record in Book 6698, Page 84, Register's Office for Davidson County, Tennessee. Subject property was conveyed to The Estate of Robert Virgil Ligon by quitclaim deed from Nancy Ligon dated January 31, 2008, recorded February 4, 2008, of record in Instrument No. 20080204-0011481, Register's Office for Davidson County, Tennessee. By Order in The Probate Court of Davidson County, Tennessee, Docket No. 07P-1875, subject property was vested in Ellen Ligon Quick and Andrea Jordan Ligon, heirs at law of Robert Virgil Ligon, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7459 Huntwick Trail, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of November, 2008.

Ellen Ligon Quick

Ellen Ligon Quick, Heir at Law of Robert Virgil Ligon, deceased

Andrea Jordan Ligon

Andrea Jordan Ligon, Heir at Law of Robert Virgil Ligon, deceased, by Ellen Ligon Quick, Attorney in Fact
by Ellen Ligon Quick, Atty in Fact

Ellen Ligon Quick

Ellen Ligon Quick, Personal Representative
Of the Estate of Robert Virgil Ligon, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellen Ligon Quick, Heir at Law of Robert Virgil Ligon, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Andrea Jordan Ligon, and that she is authorized by her to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 10th day of November, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellen Ligon Quick, Personal Representative of The Estate Robert Virgil Ligon, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 10th day of November, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09