WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090026756 DEEDWARR
Recvd: 04/23/09 10:59 2 pgs
Fees:13.00 Taxes:1387.13
20090423-0036858

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$374,900.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2009.

Notary Public

My commission expires:
(AFFIX SEAL)

PAM MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel K. Kirk III	USAA Federal Savings Bank	**Map 103-03 Parcel 186.00**
4809 Wyoming Avenue	10750 McDermott Freeway	
Nashville, Tennessee 37209	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul L. Riggan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel K. Kirk III, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a Lot or Parcel of land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Wyoming Avenue, formerly 6th Street, 50 feet East of the Northeast corner of the property conveyed to Marvin A. Bernard and wife, by deed from Elizabeth Thompson, of record in Book 1077, Page 140, Register's Office for said County; thence, with the southerly margin of Wyoming Avenue, eastwardly 50 feet; thence, southwardly 252.4 feet; thence, westwardly 50 feet; thence, northwardly 252.4 feet to the beginning.

BEING the same property conveyed to Paul L. Riggan, unmarried, by Warranty Deed dated April 27, 2004, from Margaret Meiers Wolf and Madeline Meiers, of record in Instrument No. 20040504-0050272, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **4809 Wyoming Avenue, Nashville, Tennessee 37209**

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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this **22nd** day of **April, 2009.**

Paul L. Riggan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul L. Riggan,** the within named seller, 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 at Nashville, Tennessee, this **22nd** day of **April, 2009.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.