03

Realty Title

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 $122,900.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2009.

Notary Public
My commission expires: 02/11/13

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

LANE K. MANN NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY, TN

09-0906-36047

Address of New Owner:	Send Tax Bills to:	Tax Information
Karl Michael Haye	Franklin American Mortgage	150-07-0 109.00
3144 Country Meadow Road	501 Corporate Centre Drive, #400	
Antioch TN 37013	Franklin, TN 37067	

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, Leonard Eugene Riggan, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karl Michael Haye, 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. 105, on the Plan of Resubdivision of Lots 102, 103, 104, and 105 of The Country, Section 4-A, of record in Book 5190, Page 360, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard E. Riggan, III and wife, Tammy S. Riggan, by deed from Paul R. Peninger and wife, Maria M. Peninger, dated May 25, 1990, recorded May 31, 1990, in Book 8119, Page 314, Register's Office for Davidson County, Tennessee. Being further conveyed to Leonard Eugene Riggan by Quitclaim Deed from Tammy S. Riggan, dated July 8, 1994, recorded August 18, 1994, in Book 9439, Page 956, said Register's Office.

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 3144 Country Meadow Road, Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20090047642 DEEDWARR
Recvd: 07/15/09 13:36 2 pgs
Fees:13.00 Taxes:454.73
20090715-0066323

WITNESS my hand this 13th day of July, 2009.

Leonard Eugene Riggan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leonard Eugene Riggan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of July, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

