WARRANTY DEED

G-HFG-09-338

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Jena L Riggs
Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart C. Riggs	CityLife Lending Group, LLC	
338 Sylvan Park Lane (ADDRESS)	121 Suburban Road, 1st Floor (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	104-1-F-15.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE LILY HURT LIVING TRUST AND AND BRIDGETT COLLINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEWART C. RIGGS AND JENA L. RIGGS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY. STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 15, WEST END STATION CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070712-0083315, AMENDED AT INSTRUMENT NOS. 20071220-0146057, 20080919-0095641 AND 20081029-0108160, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO THE LILY HURT LIVING TRUST AND BRIDGETT COLLINS BY WARRANTY DEED FROM WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 16TH DAY OF DECEMBER, 2008 IN INSTRUMENT NO. 20081216-0120481, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT SHOWN HEREIN.

unimproved ( )
This is improved (X) property, known as 338 Sylvan Park Lane, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20090059945 DEEDWARR
Recvd: 09/01/09 15:34 2 pgs
Fees:13.00 Taxes:1128.50
20090901-0082150

Witness my/our hand(s) this 25th day of August, 2009.

The Lily Hurt Living Trust

By: Mary Frances Rudy Trustee of Lily Hurt Living Trust
Mary Frances Rudy, Trustee

Bridgett Collins by Mary Frances Rudy Attorney in fact
Bridgett Collins by Mary Frances Rudy, as
Attorney-In-Fac:

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of August, 2009, before me personally appeared Mary Frances Rudy, Trustee of the The Lily Hurt Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th day of August, 2009.

Notary Public

My Commission Expires: 1/9/2012

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF Tebbessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances Rudy, to me known (or proved to me on the basis of satisfactory evidence), to be the person who excecuted the foregoing instrument in behalf of Bridgett Collins, and acknowledged that she executed the same as the free act and deed of the said Bridgett Collins.

Witness my hand and official seal, this the 24th day of August, 2009.

Notary Public

My Commission Experes: 1/9/2012

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903