THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2012. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Lynn Robison	owner	MAP 052-09
429 East Due West Ave.	1029 FALLS AVE	PARCEL 70.00
Madison, TN 37115	MADISON TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ruby V. Riggins, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gordon Lynn Robison,** 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:

Land in Davidson County, Tennessee, being part of Lot NO. 26 on the Map of Montague, as of record in Book 421, page 129, Registers office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Due West Avenue, formerly Belle Camp Highway, at the southeast corner of the property conveyed to Sarah S. Betty by deed of record in Book 1782, page 107, Registers office for Davidson County, Tennessee, said point being 100 feet east of the southwest corner of said Lot No. 26; thence along Mrs. Betty's east line north 35 degrees east 282.4 feet to an iron pin; thence south 54 degrees 18' east 79.6 feet to an iron pin thence south 35 degrees west passing through as iron pin at 141 feet, a total distance of 282.4 feet to an iron pin in the north margin of Due West Avenue; thence with the margin of same, north 54 degrees 15' west 79.6 feet to the beginning.

Being the same property conveyed to Joseph W. Riggins and wife Ruby V. Riggins by deed from J. R. Coarsey and W. E. Batey of record in Book 3129, page 617, Registers office for Davidson County, Tennessee, dated September 8, 1960. The said Joseph W. Riggins having since died on November 24, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations. .

This is IMPROVED property known as **429 East Due West Ave., Madison, TN 37115.**

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 and assigns forever; and we do covenant with 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 hand this the 6th day of August, 2012.

Ruby V. Riggins

BILL GARRETT, Davidson County
Trans:T20120058386 DEEDWARR
Recvd: 08/07/12 11:07 2 pgs
Fees:13.00 Taxes:222.00

20120807-0070230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruby V. Riggins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of August, 2012.

My Commission expires: 1-9-16

Notary Public

JAMES A. [illegible] DAVIDSON COUNTY TN
STATE OF TENNESSEE NOTARY PUBLIC