ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James A. Riggs, etux	Manning Savings & Loan Association	148-8
(NAME) 4513 Xavier Drive	(NAME) 205 West Dundee Road	115
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee	(STREET ADDRESS) Buffalo Grove, Illinois	2DU-23323
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5444 PAGE 925

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note to Dobson & Johnson, Inc., secured by a Deed of Trust as of record in Book 5362, page 360, Register's Office for Davidson County.

Assignment to Manning Savings and Loan Association and appointment of Lessa Corporation as successor Trustee, of record in Book 5380, page 36, Register's Office for said County.

We, Charles Clarence Ross and wife Kay Jacobs Ross

have bargained and sold, and by these presents do transfer and convey unto the said James A. Riggs and wife, Shirley Ann Riggs

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.91 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, pages 118 and 119, Register's Office for Davidson County.

SAID Lot No.91 fronts 60 feet on the westerly margin of Xavier Drive and runs back between lines 128.2 feet on the northerly line and 118.7 feet on the southerly line to a line in the rear, which is a broken line, measuring 74.48 feet thereon.

BEING the same property conveyed to Charles Clarence Ross and wife, Kay Jacobs Ross, by deed from George M. Rader and wife, Mary Dale Rader, of record in Book 5362, page 358, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including:
The Plan of record in Book 4460, pages 118 and 119, said Register's Office, shows an owner's certificate, a 30-foot minimum setback line from Xavier Drive and a 10-foot easement for public utility and drainage purposes along the broken rear line and a 7.5 sewer easement along the southerly line of said lot, and 2 2.5 x 25 foot utility anchor easement located on both front corners of said lot.

Easement for sewer being 20-feet wide, running generally easterly and westerly through the property, as of record in Book 3954, page 655, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of record in Book 4650, page 995, as amended in Book 4689, page 376, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (x) property, known as 4513 Xavier Drive (House Number) (Street)

Antioch, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 4th day of June, 19 79.

x Charles Clarence Ross

x Kay Jacobs Ross

BOOK 5444 PAGE 926

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 Charles Clarence Ross and wife, Kay Jacobs Ross

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 4th day of June, 19 79.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,431.52
This is equal to or greater than the property would bring at a fair and voluntary sale.

x James A. Riggs

Sworn to and subscribed before me this 4th day of June, 1979.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:		
DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place	Nashville, Tennessee 37239
Name		Address

F-32705

6-5-79 125.14
7099 WARRANTY DEED -- CHECK

FROM Charles Clarence Ross, etux

TO James A. Riggs, etux

IDENTIF. REFERENCE

JUN 5 8 35 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5444 PAGE 927

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

46431.52- CO
120.64 CO TX
.50 PRFEE
4.00 WDEED
CHECK 125.14-
7099A06/05/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 32705

IDENTIF. REFERENCE

JUN 5 8 35 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688100