Instrument Prepared By:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5573 PAGE 371

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Singh-Malvea-Driscoll Properties	NATIONAL MTG Co.	83-5-253
1200 Seymour Avenue (NAME)	4041 KNIGHT ARNOLD RD (NAME)	
Nashville, Tennessee 37206 (STREET ADDRESS OR ROUTE NUMBER)	MEMPHIS, TN 38118 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Singh-Malvea-Driscoll Properties and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Singh-Malvea-Driscoll Properties have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $30,750.00, secured by deed of trust of record in Book 5411, page 640, Register's Office for Davidson County, Tennessee,

We, Freddy L. Biggs and wife, Karen Y. Biggs

have this day bargained and sold, and do hereby transfer and convey unto the said Singh-Malvea-Driscoll Properties

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 83.3 feet of Lots 40 and 41 on the Plan of Edgewood E. T. Brown's Subdivision of Bransford Place, as of record in Book 332, page 73, Register's Office for said County, described as follows:
Said part of said lot 41 fronts 83.3 feet on Seymour (formerly Johnson Avenue) and extends back southerly between two lines, the easterly line along the margin of a 12 foot alley for a distance of 102.1 feet and the westerly line for a distance of 95.0 feet to a dead line in the rear measuring 83.0 feet thereon.

Being the same property conveyed to Freddy L. Biggs and wife, Karen Y. Biggs by deed from Linda Sue Russell, unmarried and Evelyn B. Davidson, a widow, of record in Book 5411, page 637, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,460.00

Subscribed and sworn to before me, this the 29 day of Feb 19 80

Affiant

My commission expires: 4-16-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1200 Seymour Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 29th *day of* February, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Freddy L. Biggs

Karen Y. Biggs

BOOK 5573 PAGE 372

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Korn, *a Notary Public in and for said County and State,* Freddy L. Biggs and wife, Karen Y. Biggs

the within named 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, *Tennessee this* 29 *day of* FEB, *19* 80

Nancy L Korn *Notary Public*

Commission expires 4-18-82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

..... *Notary Public*

Commission expires .....

6002 03/04 91.00 CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Freddy L. Biggs and wife,
Karen Y. Biggs

TO
Singh-Malvea-Driscoll
Properties

F 7 9 1 1 1

IDENTIF. REFERENCE

MAR 4 9 50 AM '80

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5573 PAGE 373

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32460.00-	CO
			84.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	91.00-
			6002A03/04/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E.7911

IDENTIFICATION REFERENCE

MAR 4 9 50 AM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 745199