THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

BOOK 5633 PAGE 135

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
JAMES B. RIGSBY, ET UX 558 Pueblo Drive Madison, TN 37115	First Federal Savings & Loan Union at Fourth Nashville, Tennessee 37219	11D-90565 Map 52-8 Parcel 26

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,* BRUCE C. CHRISTIAN and wife, MARY ANN CHRISTIAN, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES B. RIGSBY and wife, HAZEL A. RIGSBY, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 40 on the Plan of Sequoia Valley, Section 1, as of record in Book 3700, page 81, Register's Office for said County.

SAID lot fronts 100 feet on the northerly side of Pueblo Drive and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Bruce C. Christian and wife, Mary Ann Christian, by deed from Carroll B. Rayburn and wife, Willetha C. Rayburn, of record in Book 5297, page 402, Register's Office for Davidson County, Tennessee.

* And further said Grantees assume and agree to pay the unpaid balance of a note dated June 9, 1987, in the original sum of $54,000.00, and secured by a deed of trust recorded in Book 5297, Page 404, Register's Office for Davidson County, Tennessee.

This deed is executed by Bruce C. Christian and wife, Mary Ann Christian, by their lawful Attorney-in-Fact, RONALD B. BUCHANAN, pursuant to the power and authority vested in him by a Power of Attorney recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 558 Pueblo Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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 as of record. 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.

WITNESS our hands this 1st day of August, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bruce C. Christian by Ronald B. Buchanan attorney in fact by Power of attorney
BRUCE C. CHRISTIAN

Mary Ann Christian by Ronald B. Buchanan attorney in fact by Power of Attorney
MARY ANN CHRISTIAN

3643 08/05 191.10- CHECK

BOOK 5633 PAGE 136

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ 71,000.00.

AFFIANT

Subscribed and sworn to before me,
this 1st day of August, 1980.

NOTARY PUBLIC

My Commission Expires: 9-25-83

IDENTIF. REFERENCE

FELIX Z. MILSON II REGISTER
DAVIDSON COUNTY, TENN.
Aug 5 10 01 AM '80

600796

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE C. CHRISTIAN and wife, MARY ANN CHRISTIAN, the within named bargainors, 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 _____, Tennessee, this _____ day of _____, 1980.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 1st day of August, 1980, before me personally appeared ROYALE B. BUCHANAN, to me known to be the person who executed the foregoing instrument in behalf of BRUCE C. CHRISTIAN AND WIFE, MARY ANN CHRISTIAN, and acknowledged that he executed the same to be the free act and deed of the said BRUCE C. CHRISTIAN AND WIFE, MARY ANN CHRISTIAN.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires:
September 25, 1983

WARRANTY DEED

FROM

BRUCE C. CHRISTIAN, ET UX,
MARY ANN CHRISTIAN

TO

JAMES B. RIGSBY, ET UX,
HAZEL A. RIGSBY

FILE PIONEER TITLE CO.

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

71000.00- CO
184.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 191.10-
3643A08/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0079 96

T
IDENTIF. REFERENCE

AUG 5 10 01 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771791