This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5813 PAGE 512

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Riggs	Same	Map 93-11
(NAME): c/o Wm. Cox, Bank	(NAME)	Parcel 158
(STREET ADDRESS OR ROUTE NUMBER): Franklin, TN 37064	(STREET ADDRESS)	13W-7430
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- *Dollars,*
and other good and valuable considerations paid to grantors by Richard Riggs, grantee, receipt of all of which is hereby acknowledged;

SHAW & SHAW, a partnership composed of Donald R. Shaw and Dotty B. Shaw,

have this day bargained and sold, and do *hereby transfer and convey unto the said* Richard Riggs, his

(~~successors~~) *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot "A" and all of Lot "B" except that part taken to widen Elm Street, of Lot 4 and the south part of Lot "A" of Lot 3 on the Plan of Campbell's South Nashville lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville, described as follows:

Beginning at the northwest corner of Second Avenue South, formerly Market Street and Elm Street, as widened; thence with the westerly margin of said Avenue northerly 80 feet to the southeast corner of a lot owned by the City of Nashville, known as the "Fireman's Hall" lot; thence westerly with the southerly line of said lot 130 feet, more or less, to the easterly margin of an alley; thence with said alley southerly 80 feet to the northerly margin of Elm Street, as widened; thence with the northerly margin of said Street, easterly 130 feet, more or less, to the beginning.

Being part of the property conveyed to Shaw & Shaw, a partnership composed of Donald R. Shaw and Dotty B. Shaw, by deed from Hikiwa Corporation, a Tennessee corporation, of record in Book 5125, page 846, Register's Office for Davidson County, Tennessee.

Taxes for 1981 have been pro rated and are assumed by grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is ~~greater~~, for this transfer is $ 180,000.00

Subscribed and sworn to before me, this the 30th day of October 1981

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 631 Second Avenue South, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard Riggs, his ~~successors~~,

heirs and assigns forever, SHAW & SHAW does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenants and binds* itself, its successors and assigns ~~heirs and representatives~~, to *warrant and forever defend the title to said real estate to said* Richard Riggs, his

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 29th *day of* October, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SHAW & SHAW

by:

by:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Donald R. Shaw and Dotty B. Shaw, partners, doing business as Shaw & Shaw,

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* 29th *day of* October, *19* 81.

Rebecca Thomas
Notary Public

Commission expires 7-17-83

REBECCA THOMAS NOTARY PUBLIC DAVIDSON COUNTY

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 .....

WARRANTY DEED

FROM

SHAW & SHAW

TO

RICHARD RIGGS

G 66288

IDENTIF. REFERENCE

Oct 30 11 31 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5813 PAGE 514

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
			160000.00- CO	
			468.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	474.50-
5781A	10/30/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 66288

T
IDENTIF. REFERENCE

OCT 30 11 31 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 850985