THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

ADDRESS OF NEW OWNER:	SEND TAX STATEMENTS TO:	MAP & PARCEL NO.
Frank C. Ingraham, et al. Parkway Towers, Ste. 2114 Nashville, Tn. 37219	SAME	Map 93-11 Parcel 158 13W-7430

WARRANTY DEED

BOOK 5813 PAGE 660

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations, including the conveyance to Grantor by Grantees of that certain lot or parcel of land identified as No. 323-325 Main Street, Franklin, Williamson County, Tennessee, as appears of record in Book 400, page 319, Register's Office of said County, the receipt of all of which is hereby acknowledged, I, RICHARD RIGGS, have bargained and sold and by these presents do hereby transfer and convey unto FRANK C. INGRAHAM, W. LEE CORBETT, AND DAVID S. ZINN, as tenants in common, their 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 the same property conveyed to Richard Riggs by deed from Shaw and Shaw, a partnership composed of Donald R. Shaw and Dotty B. Shaw, of record in Book 5813, page 512, Register's Office of Davidson County, Tennessee.

This is improved property, known as 631 Second Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Frank C. Ingraham, W. Lee Corbett, and David S. Zinn, their heirs and assigns, forever.

Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. The buildings and improvements

1-728 $74.50 CHECK

582

situated upon said real estate are hereby conveyed by Grantor "as is" and Grantor makes no representation or warranty in any form as to the condition of said improvements or any part thereof.

Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Frank W. Ingraham, W. Lee Corbett, and David S. Zinn, their heirs and assigns, against the lawful claims of all persons whomsoever.

And I, Ruby Riggs, wife of Grantor, hereby join in the execution of this instrument for the purpose of conveying unto Grantees any and all right, title, and interest which I may have in and to the subject property by virtue of my marital status or otherwise.

WITNESS our hands on this the 30th day of October, 1981.

Richard Riggs

Ruby Riggs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, JAMES T. OGLESBY, a Notary Public in and for said State and County, the within named RICHARD RIGGS AND WIFE, RUBY RIGGS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, on this the 30th day of October, 1981.

NOTARY PUBLIC

My commission expires:

11/21/83

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 18,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

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

My commission expires: 4/15/82

Notary Public

OCT 30 2 22 PM '81

FEE $ 5.00

IDENTIFICATION

56326

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5813 PAGE 662

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
			180000.00- CO	
			468.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 474.50-	
			5824A10/30/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G66326

IDENTIF. REFERENCE

OCT 30 2 22 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 851026