STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 12,300.00

Subscribed and sworn to before me, this the 13 day of April 19 84.

My commission expires: Jan. 19, 1986 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Jim Riggs	same
2319 Crestmoor Road	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37215	
CITY STATE ZIP	CITY STATE ZIP

MAP NO. 094-01-0 18W 14085 PARCEL NO. 125.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~Shirley Ann Roberts~~ joined by husband James T. Roberts

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO JAMES L. RIGGS

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN ~~Davidson~~ COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Land in Davidson County, Tennessee, being Lot No. 9 and the north 5.3 feet front and 17.5 feet rear of Lot No. 8 on the map showing the Subdivision of Lot No. 3, N. H. Hobson's Subdivision, as of record in Book 421, page 78, Register's Office for said county. Said lot and parts of said lot adjoins and front together 55.6 feet on the west side of South 12th Street and runs back between line 150 feet on the north line and 151 feet more or less, on the south line, to the east line of an alley on which they measure 67.8 feet.

Being the same property conveyed to Shirley Ann Roberts by Quitclaim Deed from Larry L. Crain, recorded in Book 6037 at page 427, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years. Installment Deed for the benefit of Samuel B. Sanders, Sr.; Samuel B. Sanders, Jr.; and Ronnie E. Sanders, recorded in Book 5941 at page 301, Register's Office for Davidson County, which the Grantees herein agree to assume and pay.

115638
IDENTIF. REFERENCE
APR 16 11 21 AM '84
FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN

CHECK 04/16 38.48 - 3703

THIS IS ~~.~~ IMPROVED PROPERTY KNOWN AS ~~714 South 12th Street, Nashville, TN~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever 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 my hand this 13 day of April 19 84

Shirley Ann Roberts

Shirley Ann Roberts

James T. Roberts

State of Tennessee
County of Davidson

BOOK 6271 PAGE 116

On this 13 day of April, 19 84, before me personally appeared Shirley Ann Roberts, and joined by husband James T. Roberts to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan. 19, 1986

Notary Public

Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 6271 PAGE 117

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
			12300.00- CAMT.	
			31.98 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	38.48-
			8703A04/16/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 15638

T
IDENTIF. REFERENCE

APR 16 11 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28452