Prepared by: Daniel L. Wischhof, Attorney
101 Cumberland Avenue, Suite 100
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Riggs	Joel Riggs	F.B. 11D 48550
(NAME:)	(NAME:)	M/P 43-13/254
2319 Crestmoor	2319 Crestmoor	F.B. 11D 48555
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	M/P 43-16/216
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6324 PAGE 782

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, ARCHIE F. HUTTON and wife ELIZABETH JOICE HUTTON, have this day bargained and sold, and by these presents do transfer and convey unto JOEL RIGGS, a single person, his heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING Lot No. 78 and Lot No. 79 on the Plan of the Madison Realty Company's Subdivision of record in Book 547, Page 164, Register's Office for Davidson County. Said lots together are more particularly described as follows:

Beginning at a point in the northerly margin of Harris Street, said point being 255 feet more or less from the intersection of Harris Street and Gallatin Road and also being the southwest corner of Lot 79 and the southeast corner of Lot 80 as shown on the Plan of the Madison Realty Company's Subdivision, thence, leaving the northerly margin of Harris Street, North 04°59"49" East 134.04 feet to an iron pin, being the northwest corner of Lot 79 and the northeast corner of Lot 80 of said Plan; thence, South 84°10'28" East 150.00 feet to an iron pin, being the northeast corner of Lot 78 and the northwest corner of Lot 77 on said Plan; thence, South 05°01'34" West 126.98 feet to an iron pin in the northerly margin of Harris Street, being the southeast corner of Lot 78 and the southwest corner of Lot 77 on said Plan; thence, along the northerly margin of said street North 86°52'21" West 150.00 feet to the point of beginning.

Being the same property conveyed to Archie F. Hutton and wife E. Joice Hutton by Deed of record in Book 5527, Page 798, Register's Office for Davidson County, Tennessee. Elizabeth Joice Hutton and E. Joice Hutton are one and the same person.

04/87 128.10 CHECK

TO HAVE AND TO HOLD said tract of land, together with all the estate, title and interest thereunto belonging unto the said JOEL RIGGS, his heirs and assigns, forever. BOOK 6324 PAGE 783

We covenant that we are lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance, and that the same is free and unencumbered, except that this conveyance is expressly subject to the following described encumbrance:

> A Deed of Trust dated 11/9/79 from Archie F. Hutton and wife E. Joice Hutton, to Stephen C. Baker, Trustee, and recorded in Book 5527, Page 801, Register's Office for Davidson County, Tennessee, to secure the principal sum of $95,625.00 and interest thereon.

And we agree and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said real estate unto the said JOEL RIGGS and his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this the 22nd day of June, 1984.

Archie F. Hutton
ARCHIE F. HUTTON

Elizabeth Joice Hutton
ELIZABETH JOICE HUTTON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, ARCHIE F. HUTTON and ELIZABETH JOICE HUTTON, 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 the 22nd day of June, 1984

Kathy J. Byers
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

SWORN to and subscribed before me this 22ND day of June, 1984.

Notary Public

My Commission Expires: 4/21/85

I3190 0

IDENTIF. REFERENCE

JUN 27 3 03 PM '84

FILED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6324 PAGE 785

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			161000.00- CAMT.	
			416.60 CSTAX	
			.50 PRFE	
			9.00 WDEED	
			CHECK	428.10-
			6344A06/27/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T31900

IDENTIF. REFERENCE

JUN 27 3 03 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0047551