THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

BOOK 6449 PAGE 457

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHARLES B. RIGGS, ET UX	Southeast Mortgage	Map 85-11
(NAME)	(NAME)	
3005 Stafford Drive	P.O. Box 26058	Parcel 30
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37214	Miami, Fla 33102	3DZ 64504
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including Grantees assuming a certain unpaid indebtedness of record in Book 5016, page 706, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless therefrom,

KENNETH B. GIBSON AND WIFE, LUCY B. GIBSON, hereinafter referred to as Grantors, have ~~XMX~~ *bargained and sold, and does hereby transfer and convey unto the said* CHARLES B. RIGGS AND WIFE, WANDA C. RIGGS, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's Office for said County.

Said Lot No. 103 fronts 90 feet on the easterly side of Stafford Drive, and runs back 156 feet on the northerly line and 159.05 feet on the southerly line, to a dead line in the rear on which it measures 89.54 feet thereon.

Being the same property conveyed to Kenneth B. Gibson and wife, Lucy B. Gibson, by deed from Hubert C. Hutcherson and wife, Marie Hutcherson, of record in Book 5472, page 599, Register's Office for Davidson County, Tennessee.

STATE OF ~~TENNESSEE~~ OHIO:
COUNTY OF ~~DAVIDSON~~ :

The actual consideration or value whichever is greater, for this transfer is $ 61,887.05

Affiant

Subscribed and sworn to before me, this the 7 day of December 19 84

Notary Public

My commission expires: 11/25/88 (Affix Seal)

J. RUTH TELFORD, Notary Public
My Commission Expires Nov. 25, 1988

unimproved ( )
This is improved (XX) property, known as 3005 Stafford Drive, Nashville, TN 37214
(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 Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it 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.*

Grantor further covenants and binds itself, its successors 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 *hand* s *this* 10 *day of* December, *19* 84 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles B. Riggs
CHARLES B. RIGGS

Wanda C. Riggs
WANDA C. RIGGS

Kenneth B. Gibson
KENNETH B. GIBSON

Lucy B. Gibson
LUCY B. GIBSON

12/17 167.44- CHECK

3666

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* KENNETH B. GIBSON AND WIFE, LUCY B. GIBSON

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* 10 *day of* December, *19* 84

Carolyn L. Waddey *Notary Public*

Commission expires 4/21/85

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.....

STATE OF OHIO:
COUNTY OF Columbiana:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES B. RIGGS, AND WIFE, WANDA C. RIGGS, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 3rd day of December, 1984.

Charles B. Riggs

Wanda C. Riggs

J. Ruth Telford.
NOTARY PUBLIC

My commission expires: 11/25/88

J. RUTH TELFORD, Notary Public
My Commission Expires Nov. 25, 1988

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

IDENTIFICATION REFERENCE

I-7 0 3 6 8

FEE $ ..... REGISTER
DAVIDSON COUNTY, TN

Dec 17 9 21 AM 1984

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

RECEIVED OF _____

FOR _____

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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
			61887.05- CAMT.	
			160.94 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 167.44-	
5666A	12/17/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 70368

IDENTIF. REFERENCE

DEC 17 9 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93480