Book 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,154.34

Sandra Rigsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 1986

William V. Berry
Notary Public

MY COMMISSION EXPIRES 7-17-88
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY. from information furnished by the parties
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Russell Rigsby et ux (NAME) | Cameron-Brown Mortgage Company (NAME) | 04D 13010 |
| 4312 Valley Grove Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 18109 (STREET ADDRESS) | 087-13-0 096.00 |
| Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP) | Raleigh, NC 27619 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tenna Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Rigsby and wife, Sandra Rigsby

~~its 45% undivided interest~~

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 114 on the plan of Section 7 Valley Grove, of record in Book 5800, page 246, Register's Office for said County.

Said Lot No. 114 fronts 70.00 feet on the southeasterly margin of Valley Grove Drive and extends back between parallel lines 120.00 feet to a dead line in the rear, measuring 70.00 feet thereon.

Being the same property conveyed to Russell Rigsby and wife, Sandra Rigsby, a 55% undivided interest and Tenna Ltd., a 45% undivided interest by deed from Federal Home Builders, Inc., of record in Book 6704, page 589, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6704, page 592, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is subject to restrictive covenant of record in Book 6112, page 285, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (XX property, known as 4312 Valley Grove (House Number) (Street) Hermitage, TN 37076 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 17th day of February, 19 86

Tenna Ltd.
By: Federal Properties, Inc.
BY: Susan M. Farmer Vice-President
Susan Farmer, Vice President

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

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Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM
Tenna Ltd.

TO
Russell Rigsby and wife,
Sandra Rigsby

7.6 8.0 6

IDENTIFICATION REFERENCE

FEB 19 1 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan Farmer , with whom I am personally acquainted and who upon her several oaths acknowledged herself to be the Vice President of Federal Properties, Inc., a corporation, the general partner of Tenna Ltd., a limited parthership, the within named bargainor, and she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Susan Farmer as Vice President.

Witness by hand and official seal at Nashville, Tennessee on this the 17th day of February, 1986.

My Commission Expires: 7-17-88.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

**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 |
|---|---|---|---|---|

29154.34- CAMT.
75.92 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 82.42-
5609A02/19/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7 6 8 0 6

IDENTIFICATION REFERENCE

FEB 19 1 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220121