File Box #24

BOOK 6943 PAGE 974 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 1986.

Notary Public

MY COMMISSION EXPIRES: 2-28-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cecil T. Riggsbee, Jr. (NAME)	First Investment Company (NAME)	5DU-76897
113 Bakertown Road (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	148-7
Antioch, TN. 37013 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43213 (CITY) (STATE) (ZIP)	194

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, David Wayne Cotnam and wife, Sneri R. Cotnam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil T. Riggsbee, Jr. and wife, Mary M. Riggsbee, as tenants by the entirety.

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:

BEING Lot 25-B, Zone Lot Division, Lots 18 & 21 thru 30, Bakertown Gardens, Section Four, of record in Book 6250, Page 747, Register's Office, Davidson County, Tennessee.

BEGINNING at a point at a monument at the intersection of Bakertown Road and Max Court; thence southerly 29.36 feet to the common line of Lot 25-A; thence with said common line, 68.50 feet to a point; thence continuing along said common line, 40.27 feet to the common line with Lot 24; thence with said common line, 55.00 feet to Max Court; thence with said Max Court, 40.01 feet to a monument, and continuing 20.15 feet and 13.10 feet and 39.27 feet to the point of beginning.

BEING part of the same property conveyed to David Wayne Cotnam and wife, Sneri R. Cotnam by deed from Robin J. York and wife, Debra Lynn York, of record in Book 6739, Page 404, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 6692, Page 113, and Book 6250, Page 747, said Register's Office.

This conveyance is subject to a joint access & turnaround easement as shown on the recorded plat.

This conveyance is subject to any and all existing easements of record.

AUG 8 9 33 AM '86
PAUL F. KELLY, CLERK & MASTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
29731

unimproved ( )
This is improved (X) property, known as 113 Bakertown Road, Antioch, TN. 37013
(House Number) (Street) (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 unincumbered 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 our hands this 6th day of August, 1986

David Wayne Cotnam

Sneri R. Cotnam

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Wayne Cotnam and wife, Sheri R. Cotnam

the bargainors, 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 6th day of August, 1986.

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

David Wayne Cotnam

Sheri R. Cotham

TO

Cecil T. Riggsbee, Jr.

Mary M. Riggsbee

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

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
			5350[illegible].00- CO TX	
			149.[illegible] MO TX	
			.50 PRFEE	
			6.00 [illegible]	
			CHECK	155.50-
7876ACC/08/86			CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2971

IDENTIFICATION REFERENCE

AUG 8 9 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281009