BOOK 7255 PAGE 730

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,058.90

Marilyn G. Riggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF June, 1987

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Marilyn G. Riggs (NAME)	Southtrust Mortgage Corp. (NAME)	148-3
3362 Ezell Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7344-A (STREET ADDRESS)	#178
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birminghamn, AL 35253 (CITY) (STATE) (ZIP)	5DU-76541

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, Larry D. Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn G. Riggs

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. 19A on the plan of Zone Lot Division of Lots 18 & 19, Section 3, Bakertown Gardens, of record in Book 6250, page 494, Register's Office for said County.

Said Lot No. 19A, which is a corner lot, fronts 19.69 feet on the Southerly margin of Ezell Road and fronts 89.77 feet on the Easterly line, said frontages being joined by a curve having a length of 38.60 feet, and extends back 120.00 feet on the Westerly line and 69.09 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Larry D. Johnson by deed from S & S Partnership, A General Partnership of record in Book 6953, page 693, Register's Office for Davidson County, Tennessee.

This conveyence is subject to restrictive convenents of record in Book 6250, page 494 said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assune the unpaid balance of a note secured by a first mortgage Deed of Trust to Investors Federal Savings Bank of record in Book 6953, page 693, and as assigned to Southtrust Mortgage Corporation of record in Book 7106, page 879, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3362 Ezell Road (House Number) (Street) Nashville, TN 37211 (P. O. Address) (City or Town)

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 his hand this 1st day of June, 1987

Larry D. Johnson

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 7255 PAGE 731

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Larry D. Johnson, unmarried

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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 1st day of June, 1987.

NOTARY PUBLIC

My commission expires:

3-7-88

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

Larry D. Johnson, unmarried

TO

Marilyn G. Riggs

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

IDENTIFICATION REFERENCE

32192

JUN 2 3 08 PM '87

KELLY Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7255 PAGE 732

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

53058.90- CAMT.
148.68 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 155.18-
4395A06/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3219.2

IDENTIFICATION REFERENCE

JUN 2 3 03 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88800