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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45000.00

Subscribed and sworn to before me, this the 30 day of June, 19 87

My commission expires: July 18, 1987 (Affix Seal)

Richard A. Briggs
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: Mortgagee:
Richard A. Briggs	TENNESSEE HOUSING DEVELOPMENT AGENCY
701 McCarley Avenue	109 Walton Ferry Road
STREET ADDRESS	STREET ADDRESS
Madison, Tennessee 37115	Hendersonville, Tennessee 37075
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 052-02-0 043.00/11D 46705

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Ann Margaret Esaw, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Richard A. Briggs and wife, Lisa A. M. Briggs

HEREINAFTER CALLED GRANTEE(S). THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 29 and the westerly one half of Lot 28, Block F on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130 at page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said lot 29 and part of said lot 28 front 75 feet on the northerly side of McCarley Avenue, and extends back between parallel lines 145 freet to a dead line.

Being the same property conveyed to Ann Margaret Esaw, unmarried by deed recorded in Book 6223 at page 412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

44409

IDENTIFICATION REFERENCE

JUL 9 3 13 PM '87

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 701 McCarley Avenue, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 30 day of June, 19 87

Ann Margaret Esaw

Ann Margaret Esaw

State of Tennessee
County of Davidson

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On this 30 day of June, 19 87, before me personally appeared Ann Margaret Esaw, unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

July 18, 1987

Notary Public
Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CASH	
			126.00 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	132.50-
0297A07/09/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44409

IDENTIFI REFERENCE

JUL 9 3 13 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102504