BOOK 7297 PAGE 411 File 70

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
James Matthew Rigsby and Carl Rigsby 633 Westboro Drive Nashville, Tn 37209	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	90-12 160 SDA-30221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lora E. Cooper,** unmarried widow, have bargained and sold, and by these presents do transfer and convey unto the said **James Matthew Rigsby and Carl Rigsby**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 152 on the Map of Charlotte Park, Section Two, as of record in Book 2663, Page 22 and 23, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Bagleyshop Drive, common corner of Lots Nos. 151 and 152; thence with the line between said two lots northerly 138.0 feet to a common rear corner of Lots Nos. 151, 152, and 153; thence with the line between Lots Nos. 152 and 153 easterly 124.0 feet to a point in the westerly margin of Westboro Drive; thence with the margin of said Drive in a southerly direction 98.0 feet to a point; thence around a curve southwesterly 37.9 feet to a point in the northerly margin of Bagleyshop Drive; thence with the margin of said Drive westerly 66.2 feet to the point of beginning.

Being the same property conveyed to Archie B. Cooper and wife, Lora E. Cooper by deed from Erna Sender of record in Book 3346, Page 517, said Register's Office for said County.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **633 Westboro Drive, Nashville, TN 37209**

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.

Whenever 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 13 day of July, 1987.

Lora E. Cooper

LORA E. COOPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7297 PAGE 412

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lora E. Cooper, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $64,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF July, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-13-88

45941

IDENTIFICATION REFERENCE

JUL 15 12 00 PM '87

FELIX Z. WILSHER, REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

BOOK 7297 PAGE 413

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
			BASE 184.50	CASH
			.50	REC
			6.00	MTG TAX
				CHECK 191.00
07/15/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4594 I

IDENTIFICATION REFERENCE

JUL 15 12 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104244