BOOK 7587 PAGE 163 FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 135,500.00

Subscribed and sworn to before me, this the 23 day of June 88

My commission expires Jan 21, 1990 (Affix Seal)

Affiant Michael W. Keaton

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. 8B12387

Suite 109, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Michael W. Keaton	Citizens & Southern Mortgage Company
6920 River Ridge Drive	P. O. Box 656
Nashville, TN 37221	Tucker, GA 30085-0656
CITY STATE ZIP (STREET ADDRESS)	CITY STATE ZIP (STREET ADDRESS)
MAP & PARCEL NO 141-15-C 3700	

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, Roger C. Wiggins and wife, DiAnn K. Wiggins

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael W. Keaton and wife, Cynthia S. Keaton

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 Number 140 on the Plan of Rolling River Estates, Phase 5, of record in Plat Book 5800 at page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Roger C. Wiggins and wife, DiAnn K. Wiggins by Deed of record in Book 6284 page 355, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

45070

IDENTIFICATION REFERENCE

JUN 30 9 04 AM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

1319 06/30 0101 03CHECK 385.90

THIS IS _____ IMPROVED PROPERTY KNOWN AS 6920 River Ridge Drive, Nashville, TN 37221

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 our hand S this 23 day of June 19 88

Roger C. Wiggins

Roger C. Wiggins

DiAnn K. Wiggins

DiAnn K. Wiggins

State of Tennessee
County of Williamson

On this 23 day of June, 19 88, before me personally appeared Roger C. Wiggins & DiAnn K. Wiggins 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 their free act and deed.

Witness my hand and official seal.
My Commission Expires:
Jan 21, 19 90

BRENT A. CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Notary Public

State of Tennessee
County of My Commission Expires Jan. 21, 1990

On this 23 day of ~~June 23,~~, 19 ~~88~~, 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.

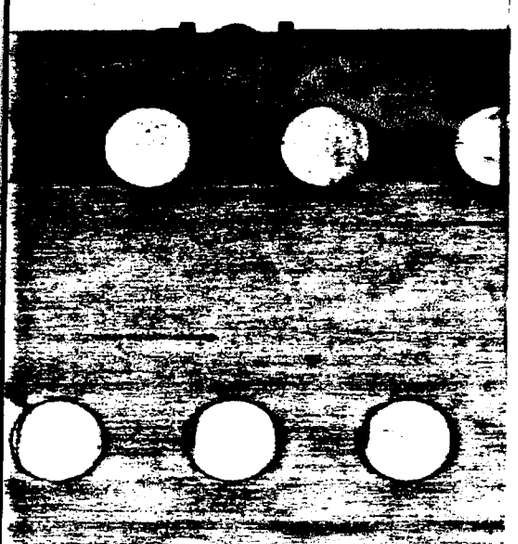
Witness my hand and official seal.
My Commission expires:
, 19

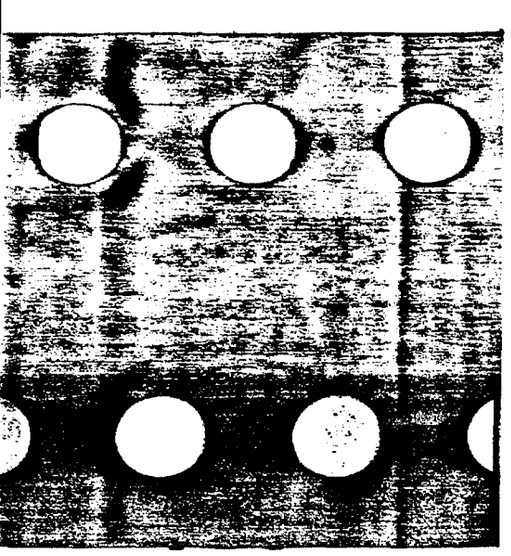
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7587 PAGE 165

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				135500.00
				CON TX 379.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 385.90
				CHECK 385.90
06/30/88		01		09:05 0001 1319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45070

IDENTIFY REFERENCE

JUN 30 9 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108073