Boy 37

BOOK 7668 PAGE 835

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
G. Austin Triggs, Jr. &	Security Federal Savings	Map 130-8
wife, Elizabeth G. Triggs	& Loan Association	Parcel 44
4335 Sneed Road	2700 Franklin Road	
Nashville, Tennessee 37215	Nashville, TN 37204	
Mortgagee: Security Federal Savings & Loan Association		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David F. Webster and wife, Katherine W. Webster, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto G. Austin Triggs, Jr., and wife, Elizabeth G. Triggs, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 12 and a portion of a five-foot strip adjacent to the westerly line of said Lot No. 12, on the plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, said Register's Office, said five-foot strip being a part of Lot No. 6 on the plan of Comptonwood Subdivision, as of record in Book 974, page 10, said Register's Office.
>
> Said property fronts 100 feet on the westerly margin of Sneed Road and runs back between parallel lines 300 feet to a line in the rear which measures 100 feet thereon.
>
> Being the same property conveyed to David F. Webster and wife, Katherine W. Webster, also known as David Fradd Webster and wife, Katherine Whitlow Webster, by deed from Sally M. Child, unmarried, as of record in Book 6093, page 772, said Register's Office.

This is improved property known as 4335 Sneed Road, Nashville, Tennessee 37215. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the following:

1. Sanitary sewer easement of record in Book 5258, page 546, said Register's Office.

And GRANTORS do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 29 day of September, 1988.

David F. Webster

Katherine W. Webster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, David F. Webster, and wife, Katherine W. Webster, 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 they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 1988.

Notary Public

My Commission Expires: 10-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $240,960.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

G. Austin Twigg, Jr.

Sworn to and subscribed before me
this 29th day of September, 1988.

Notary Public
My Commission Expires: 10-9-91

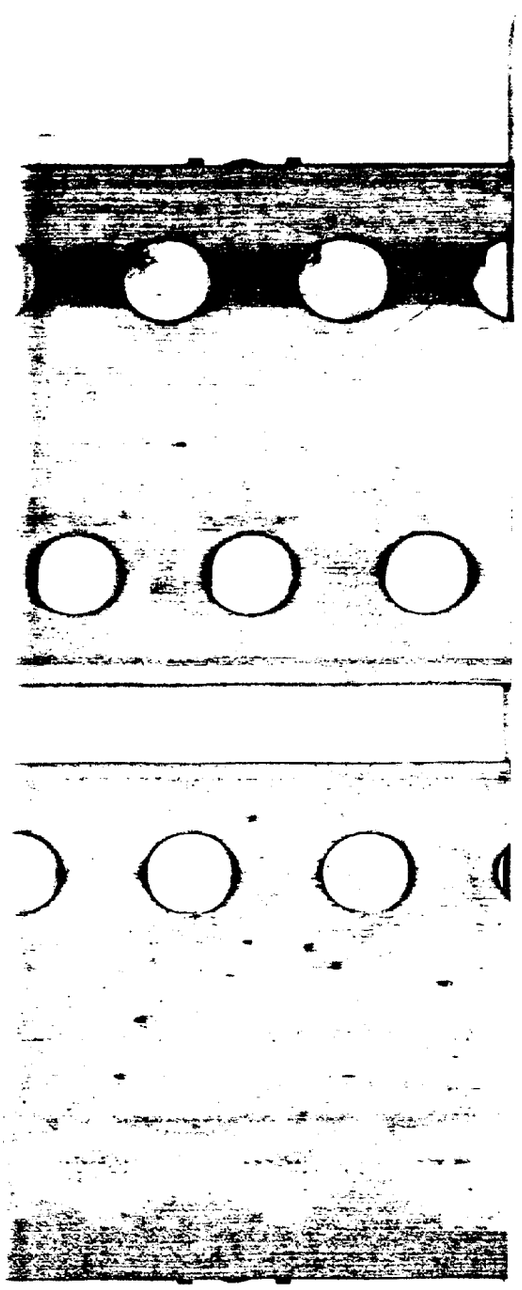
3596 10/04 0101 03CHECK 801.80

7-32143

IDENTIFICATION REFERENCE

OCT 4 9 43 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN



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 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
240960.00
CON TX 795.30
PRFEE 0.50
WDEED 6.00
TOTAL 801.80
CHECK 801.80

10/04/88 01 09:46 0001 3595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-3213

IDENTIFT REFERENCE

OCT 4 9 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140436