COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY 19 89

Notary Public

MY COMMISSION EXPIRES: 5/5/90

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi G. Riggan (NAME)	Sovran Mortgage Corporation (NAME)	MAP 119-1
2208 Burbank Avenue (ADDRESS)	201 E. Cary Street (ADDRESS)	PARCEL 216
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Richmond, VA 23219-3736 (CITY) (STATE) (ZIP)	6DA-16134

FOR AND 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, Virgil Ray Fisher, Jr. and wife, Sue Carole Fisher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristi G. Riggan and husband, Steven M. Riggan

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 part Lot No. 26 on the Plan of First City as of record in Book 843, Page 28, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Said part of Lot No. 26 fronts 48.5 feet on the easterly side of Burbank Avenue and extends back 138.7 feet on the northerly line and 145.8 feet on the southerly line to a dead line in the rear measuring 33.5 feet thereon.

BEING the same property conveyed to Virgil Ray Fisher, Jr. and wife, Sue Carole Fisher, by deed from Gene Stanfill and James Yarbro, of record in Book 5607, page 523, Register's Office for Davidson County, Tennessee.

3 2 8 2 8

IDENTIFICATION REFERENCE

MAY 15 9 09 AM '89

5952 05/15 0101 03CHECK 136.85

unimproved ( )
This is improved (X) property, known as 2208 Burbank Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 10th day of MAY 19 89

Virgil Ray Fisher, Jr.

Sue Carole Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgil Ray Fisher, Jr. and wife, Sue Carole Fisher

the 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 and official seal at Madison, Tennessee, this 10th day of May, 19 89

Commission expires 8/5/90

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Virgil Ray Fisher, Jr. and wife, Sue Carole Fisher

TO

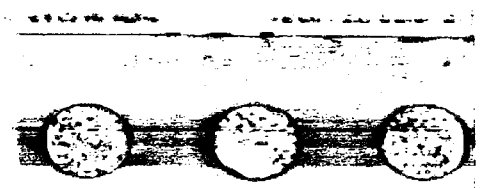
Kristi G. Riggan

RETURN TO:

William D. Castleman
213 A Ward Circle
Brentwood, TN 37027

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7840 PAGE 873

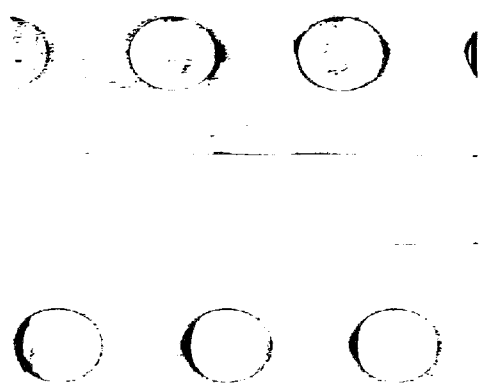
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 39500.00
CON TX 130.35
PRFEE 0.50
WDEED 6.00
TOTAL 136.85
CHECK 136.85

05/15/89 01 09:11 0001 5952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

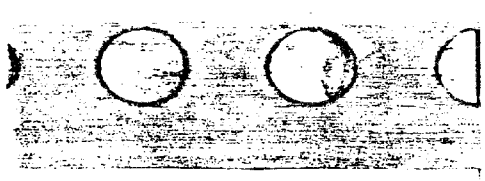


3 2 8 2 8

IDENTIFICATION REFERENCE

MAR 15 9 05 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN



No. 209383