THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Villers-Redd Partnership	Same	Map 118-12
431 Atlas		Parcel 19 (2702)
Nashville, TN 37211		18 (2704)

FOR AND IN CONSIDERATION of the sum of Ten ($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, Ronald S. Ligon,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Villers-Redd Partnership,

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

2702 Eugenia Avenue:
Being Lot No. 223 in Thompson and Ring's Revised and Corrected Plan of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 223 fronts 50 feet on the easterly side of Eugenia Avenue (formerly Moore Avenue) and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Ronald S. Ligon by deed from Bill Hall of record in Book 2908, page 173, Register's Office for Davidson County, Tennessee.

2704 Eugenia Avenue:
Being Lot No. 224 in Thompson and Ring's Revised and Corrected Plan of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 50 feet on the easterly side of Eugenia Avenue (formerly Moore Avenue) and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Ronald S. Ligon by deed from Bill Hall of record in Book 2908, page 170, Register's Office for Davidson County, Tennessee.

The said Martha Parish Ligon joins in this conveyance to convey any interest she may have as the wife of Ronald S. Ligon.

In addition to the above lot descriptions is an additional 8 foot added to the rear of the lots as a result of Metropolitan Council Bill #70-1207 closing said alley to the rear of the lots and adding 8 feet onto each lot.

Taxes for the year 1989 are prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (x) property, known as 2702 & 2704 Eugenia Avenue

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 assigns, to warrant and defend title 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 hands this 3rd day of August, 1989.

Martha Parish Ligon
MARTHA PARISH LIGON

Ronald S. Ligon
RONALD S. LIGON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald S. Ligon and Martha Parish Ligon, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1989.

My Commission Expires:
March 17, 1991

Cinda B. Wood
NOTARY PUBLIC

CINDA B. WOOD NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $56,000.00.

James Redd
AFFIANT

Subscribed and sworn to before me this 3rd day of August, 1989.

My Commission Expires:
March 17, 1991

Cinda B. Wood
NOTARY PUBLIC

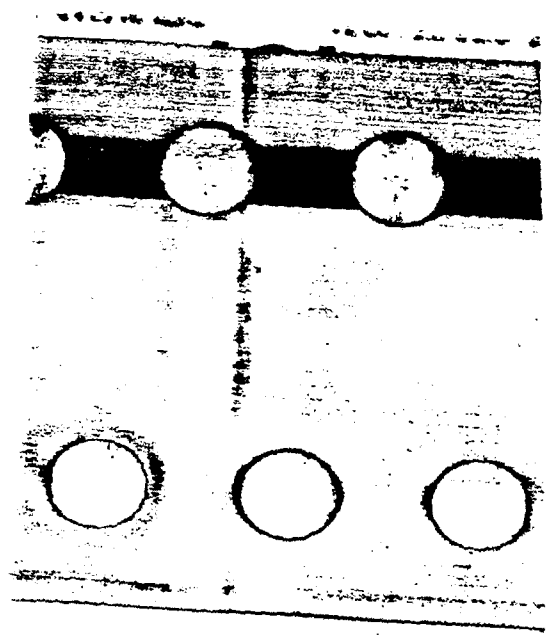
CINDA B. WOOD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

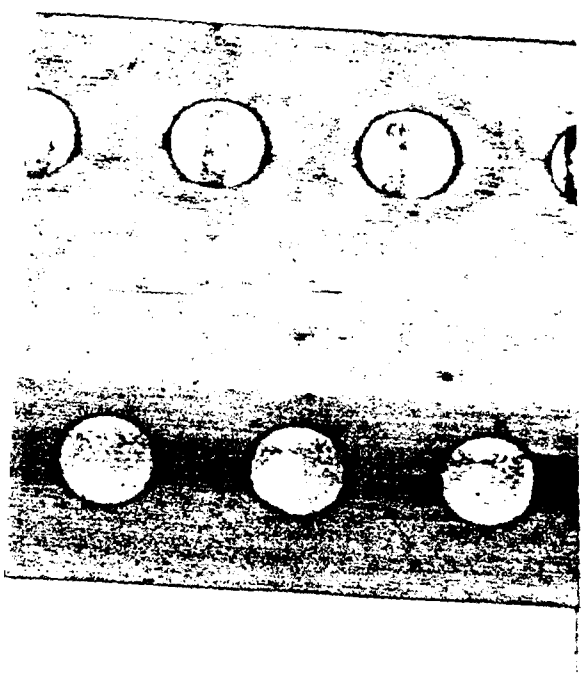
55730

IDENTIF. TREFERENCE

AUG 7 1 31 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

3279 08/07 0101 03CHECK 191.80





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7908 PAGE 900

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 56000.00
CON TX 184.80
PRFEE 1.00
WDEED 6.00
TOTAL 191.80
CHECK 191.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/07/89 01 13:33 0001 3279

55730

IDENTIF. REFERENCE

AUG 7 1 31 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236595