ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Kenneth L. Riggs and wife Dorothy Riggs 2540 Stinson Rd. Nashville, TN 37214	S. A. M. E.	84-16 84 3DZ67992

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, we, **Edwin A. Groves and James B. Lee,** have bargained and sold, and by these presents do transfer and convey unto the said **Keneth L. Riggs and wife Dorothy Riggs,** 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 Davidson County, Tennessee, being Lot 53 on the Map of Hargis Heights or record in Book 974, page 82, said Register's Office to which plan reference in hereby made ffor a more complete description.

Being the same property conveyed to Edwin A. Groves and James B. Lee, by deed from Alvin Thomas McGee Jr. and wife Floy N. McGee and Patsy Faye McGee, unmarried of record in Book 7920, Page 127, said Register's Office for Davidson County, Tennessee.

Previous Deeds and Deeds of Trust mistakenly refers to the Map of Hargis Heights being of record in Book 3501, Page 121.

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

This is improved property, known as: **2540 Stinson Rd., Nashville, TN 37214**

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 28 day of August, 1989.

E. A. Groves
EDWIN A. GROVES

James B. Lee
JAMES B. LEE

6 1 6 9 2

IDENTIFICATION REFERENCE

AUG 29 12 21 PM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

0386 08/29 0101 03CHECK 128.77

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 Edwin A. Groves and James B. Lee, 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 Nashville, Tennessee, this 28 day of August, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $36,900.00

Kenneth L. Biggs
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF August, 1989.

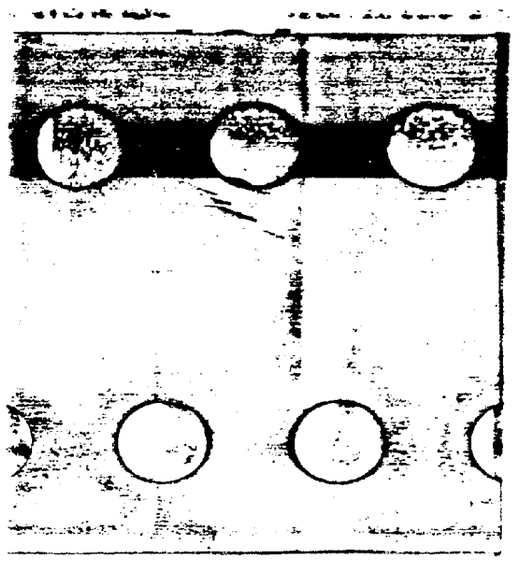
NOTARY PUBLIC

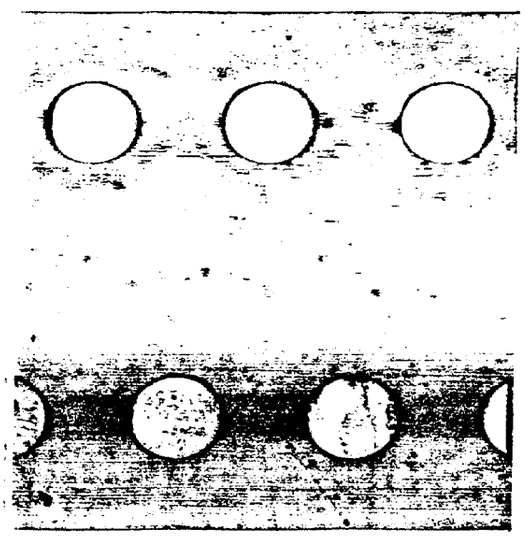
MY COMMISSION EXPIRES:
5-20-89

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 7925 PAGE 428

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	36900.00
CON TX	121.77
PRFEE	1.00
WDEED	6.00
TOTAL	128.77
CHECK	128.77

08/29/89 01 12:22 0001 0386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 6 9 2

IDENTIFICATION REFERENCE

AUG 29 12 21 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243590