Boy 20

PREPARED BY: Rick M. Johnson 3221 Nolensville Rd., Ste. #1 Nashville, TN 37211

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ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
M. Denise DeBerry, unmarried 3524 Murphy Rd. Nashville, TN 37209	First Tennessee Bank National Association P.O. Box 1000, Dept. 47 Memphis, TN 38148	104-5 80 21W-2460

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, **Kenneth H. Riggs and wife Carolyn J. Riggs**, have bargained and sold, and by these presents do transfer and convey unto the said **M. Denise DeBerry, unmarried,**_____, 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 the easterly 10 feet of Lot No. 2 and the westerly 45 feet of Lot No. 3 on the map of Hardison & Young's Lots in West End Park, of record in Book 421, Page 190, Register's Office for said County.

Said parts of Lots Nos. 2 and 3 adjoin and front together 55 feet on the northerly margin of Murphy Road and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Kenneth H. Riggs and wife Carolyn J. Riggs, by deed from Tom Hardy d/b/a Hardy Realty Co. and wife Sandra K. Hardy of record in Book 6425, Page 295, said Register's Office for Davidson County, Tennessee.

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

This is improved property, known as: **3524 Murphy Rd. Nashville, TN 37209**

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 27 day of September, 1989.

Kenneth H. Riggs
Kenneth H. Riggs

Carolyn J. Riggs
Carolyn J. Riggs

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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 Kenneth H. Riggs and wife, Carolyn J. Riggs, 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 27 day of September, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $93,250.00.

M. Denise DeBerry
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF September, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

69836

IDENTIFICATION REFERENCE

SEP 28 1 26 PM '89

DAVIDSON COUNTY, TN

2085 09/28 0101 03CHECK 281.50

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 _____

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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 83250.00
				CON TX 274.56
				PRFEE 1.00
				MDEED 6.00
				TOTAL 281.56
				CHECK 281.56
			09/28/89 01	13:26 0001 9086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6983 b.

IDENTIFI REFERENCE

SEP 28 1 26 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 253025