WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8374 PAGE 479

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT A. BRANCH (NAME)	DOMINION BANKSHARES (NAME)	Map 104-16
1911 BEECHWOOD AVE. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9703 (STREET ADDRESS)	Parcel 235
NASHVILLE, TENNESSEE 37212 (CITY) (STATE) (P. O. ZIP)	McLean, Virginia 22102 (CITY) (STATE) (ZIP)	F.B.#24W11985

FOR AND IN 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, JIM RIGGS AND SUSAN LITTLE RIGGS, husband and wife as tenants in common with each owning a one-half undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. BRANCH AND WIFE, JOAN M. BRANCH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the westerly half of Lot No. 221 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Plat Book 421, page 34, Register's Office for said County.

Said part of said Lot No. 221 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Jim Riggs and Susan Little, as tenants in common with each owning a one-half undivided interest by deed from Ruby B. Yeargin and spouse, Clarence A. Yeargin of record in Book 5856, page 540, said Register's Office. The said Jim Riggs and Susan Little having since married.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 36, said Register's Office.

22272

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unimproved ( )
This is improved (XX) property, known as 1911 BEECHWOOD AVE., NASHVILLE, TENNESSEE 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of June, 1991

Jim Riggs
JIM RIGGS

Susan Little Riggs
SUSAN LITTLE RIGGS

STATE OF TENNESSEE

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COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIM RIGGS AND SUSAN LITTLE RIGGS, husband and wife with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of June, 19 91

My commission expires 1-22-95 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 91

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

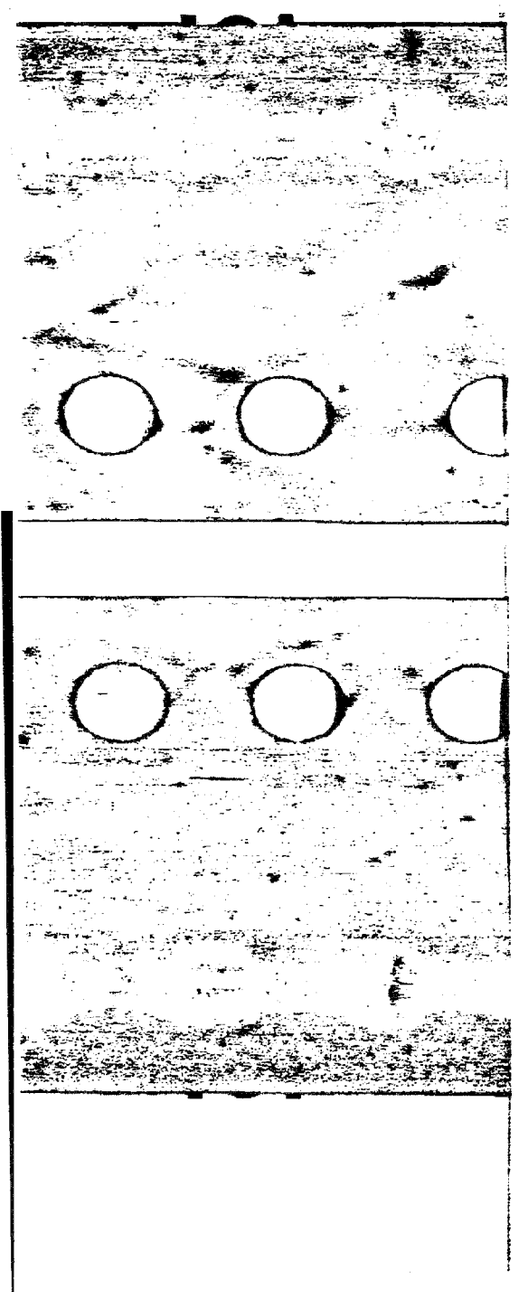
Notary Public

WARRANTY DEED

FROM JIM RIGGS AND SUSAN LITTLE RIGGS, husband and wife as tenants in common with each owning a one-half undivided interest

TO ROBERT A. BRANCH AND WIFE, JOAN M. BRANCH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 72000.00
CON TX 237.60
PRFEE ~~1.00~~
MISC ~~6.00~~
TOTAL 244.60
CHECK 244.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/91 01 09:31 0001 3867

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RECEIVED FOR RECORD
JUN 14 9 29 AM '91

No. 430912