File Box 29

BOOK 8720 PAGE 709

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1992.

Notary Public

MY COMMISSION EXPIRES March 25, [illegible]

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN [illegible]
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven A. Nunley (NAME)	Source One Mortgage Services (NAME)	MAP 85-11
3005 Stafford Drive (STREET ADDRESS OR ROUTE NUMBER)	27555 Farmington Road (STREET ADDRESS)	PARCEL 30
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	3DZ-64504

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, WE, Charles B. Riggs and wife, Wanda C. Riggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Nunley and wife, Cheryl A. Nunley

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 Lot No. 103 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's Office for said County.

Said Lot No. 103 fronts 90 feet on the easterly side of Stafford Drive, and runs back 156 feet on the northerly line and 159.05 feet on the southerly line, to a dead line in the rear on which it measures 89.54 feet thereon.

BEING the same property conveyed to Chrles B. Riggs and wife, Wanda C. Riggs by deed from Kenneth B. Gibson and wife, Lucy B. Gibson, filed of record in Book 6449, page 457, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

42628

IDENTIFICATION REFERENCE

SEP 3 9 50 AM '92

LIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is { } unimproved
{ X } improved property, known as 3005 Stafford Drive, Nashville, TN 37214
(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 seised 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 28th day of August, 19 92

Charles B. Riggs
Charles B. Riggs

Wanda C. Riggs
Wanda C. Riggs

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Charles B. Riggs and wife, Wanda C. Riggs

the bargainor S, with whom I am personally acquainted, and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 19 94

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM
Charles B. Riggs and wife, Wanda C. Riggs

TO
Steven A. Nunley and wife, Cheryl A. Nunley

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

3194 09/03 0101 03CHECK 282.80

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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 74000.00
				CON TX 273.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.30
				CHECK 282.30
			09/03/92 01	09:50 0001 3194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42628.

IDENTIFICATION REFERENCE

SEP 3 9 50 AM '92

DAVIDSON COUNTY, TN

No. 566876