FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Leah L. Riggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 93

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
2120 Crestmoor Ave., Suite 2008, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Dean (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 131-14
4712 Chalmers Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 353 (STREET ADDRESS)	PARCEL 46
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

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, Leah L. Riggins, a widow who has not remarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Dean and wife, Donna S. Dean

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. 214 on the plan of Tynewood Estates, Section One, of record in Book 2900, page 88, Register's Office for said County.

Said Lot No. 214 fronts 140 feet on the easterly margin of Chalmers Drive and extends back 293.6 feet on the northerly line and 346 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to William C. Riggins and wife, Leah L. Riggins by deed from W. Ralph Emery and wife, Joy K. Emery of record in Book 5123, page 641, said Register's Office. The said William C. Riggins died on or about May 27, 1992.

This conveyance is made subject to (a) property taxes for 1993 for which Grantees will be responsible; (b) restrictive covenants recorded in Book 4691, page 667, and Book 4851, page 461, said Register's Office; and (c) the matters set forth on said plan of record.

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8 26 3

GIFT REFERENCE

2 10 35 AM '93

WILLIAM [illegible]
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 4712 Chalmers Drive, Nashville, TN 37215
(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 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. 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 my hand this 29th day of January, 19 93

Leah L. Riggins
Leah L. Riggins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Leah L. Riggins

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of January 19 93

Commission expires 5/28/95

John V. Adams
John V. Adams Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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 _____

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

My commission expires _____

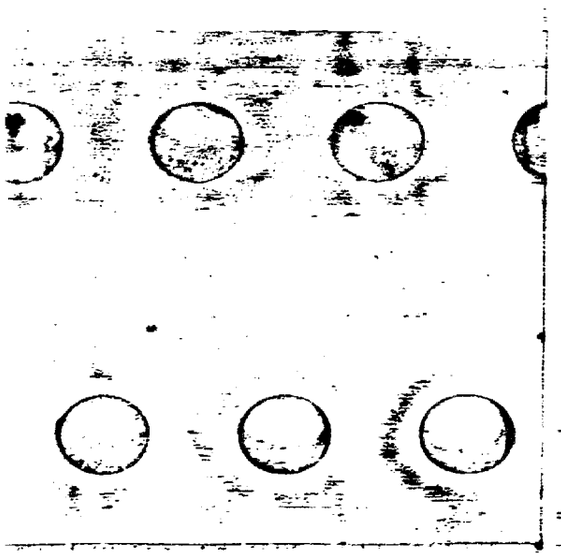
_____
Notary Public

WARRANTY DEED

FROM
Leah L. Riggins

TO
Richard D. Dean and wife,
Donna S. Dean

PREPARED BY:
John V. Adams, Attorney
2120 Crestmoor Avenue
Suite 2008
Nashville, TN 37215





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CCC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 168000.00
CON TX 621.60
PRFEE 1.00
WDEED 8.00
TOTAL 630.60
CHECK 630.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/93 01 10:33 0001 8336

8826.3

IDENTIFICATION REFERENCE

FEB 2 10 35 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 616872