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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

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THIS INDENTURE, made and entered into as of the **22nd** day of **April, 1993** by and between

Jackie A. McSpadden, single ,

hereinafter referred to as Grantor, and

J. Wallace Riggins Jr. and Dainese L. Riggins, Husband and Wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 101 (and driveway serving said Lot) on the Plan of Morton Mill Estates, a Planned Unit Development, of record in Book 6900, page 652, Register's Office for said County, to which plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Jackie A. McSpadden by deed from the Federal National Mortgage Association of record Book 8335, page 271 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance subject to Plan of Record in Book 6900, page 652; restrictive covenants; setbacks and easements contained on record in Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jackie A. McSpadden

Jackie McSpadden

_____

_____ _____

INDIVIDUAL

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STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jackie A. McSpadden, single**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **April, 1993**.

Notary Public

Commission Expiration: 11-27-93

12051

IDENTIFIT REFERENCE

APR 22 2 46 PM '93

DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

3215 04/22 0101 03CHECK 425.25

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$112,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

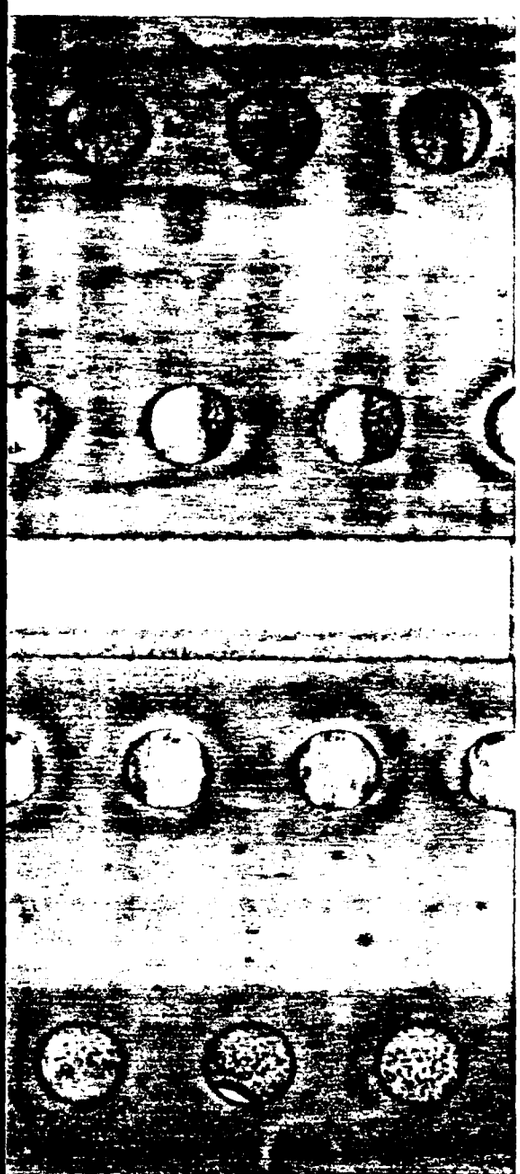
J. Wallace Riggins Jr.
Affiant

Subscribed and sworn to before me this **22nd** day of **April, 1993.**

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd., Nashville, TN 37215	J. Wallace Riggins Jr. and Dainese L. Riggins 101 Morton Mill Circle Nashville, TN 37221	101 Morton Mill Circle Nashville, TN 37221 MAP PARCEL NUMBER 141-12-D-101CO



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
				112500.00
				CON TX 416.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 425.25
				CHECK 425.25
04/22/93	01			14:45 0001 8215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1205 1

IDENTIFICATION REFERENCE

APR 22 2 46 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 642934