FILE BOX 45

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ms. Ernestine S. Riggins	Same	Map 95-12
2556 Lakeland Drive		Parcel 80
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9429 PAGE 961

The actual consideration or value, whichever is greater, for this transfer is $82,900.00.

Ernestine S. Riggins
Affiant

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SWORN TO AND SUBSCRIBED before me this the 27th day of July 1994.

Notary Public

My Commission Expires:

March 25, 1995

5238 08/05 0131 03CHECK 315.73

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CARL N. PRICE and wife, MARY H. PRICE, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto ERNESTINE S. RIGGINS, a single person, hereinafter referred to as Grantee, her heirs, successors 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. 7 on the Plan of Lakeland of record in Plat Book 2133, page 15, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Carl N. Price and wife, Mary H. Price by deed from James M. Iddins and wife, Lisa Iddins of record in Book 7298, page 921, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2556 Lakeland Drive, Nashville, Davidson County, TN 37214.

78769

IDENTIFICATION REFERENCE

94 AUG -5 PM 2:03

REGISTER

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for 1994 taxes, a lien, but not yet due and payable and which the Grantee hereby assumes and agrees to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of July 1994.

Carl N. Price
CARL N. PRICE

Mary H. Price
MARY H. PRICE

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 CARL N. PRICE and wife, MARY H. PRICE, the bargainors, 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.

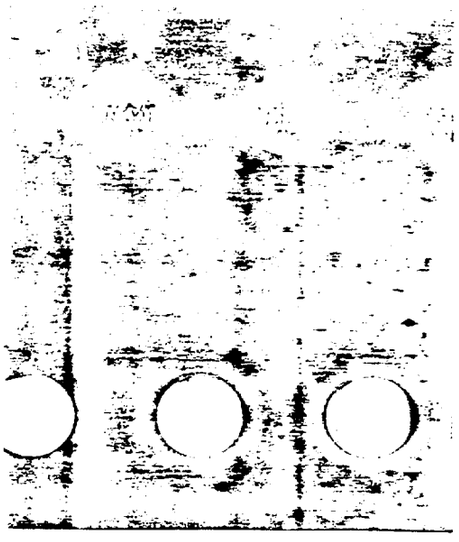
WITNESS my hand and official seal, at Nashville, Tennessee, on this the 29th day of July 1994.

Notary Public

My Commission Expires: March 25, 1995

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

C:\HMB\REAL\PRICE.WD\2015-650





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

RECEIVED OF _____

FOR _____

BOOK 9429 PAGE 963

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	82900.00
CON TX	306.73
PRFEE	1.00
WDEED	8.00
TOTAL	315.73
CHECK	315.73

03/05/94 01 14:04 0001 5238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78769
IDENTIFICATION REFERENCE

96 AUG -5 PM 2:03

REGISTER
DAVIDSON COUNTY, TN.

No. 821742