94826

33B

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

94 SEP 28 PM 2:38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

FILE IN BOX #33B
MAP 131-5B
PARCEL 341

9477 PG 316

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,500.00.

Mary V Boucher
Affiant

Subscribed and sworn to before me this the 28TH day of SEPTEMBER, 1994.

My Commission Expires: 9/16/95

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
MARY V. BOUCHER	SAME
(Name)	(Name)
5045 HILLSBORO ROAD, UNIT 341	
(Street Address)	(Street Address)
NASHVILLE, TN 37215	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JESSE N. RIGGS AND MAUREEN H. RIGGS**, hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **MARY V. BOUCHER**, hereinafter called the "Grantee(s)", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 341, on the plan of Four Seasons, a Condominium Development, according to the Master Deed of record in Book 6841, page 349, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5050, page 30, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

THE premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is et out in the Section 64-2701, et seq. as amended of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the Bylaws for the administration thereto; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereinafter established over, though, or upon the land embracing the regime and building thereon; and also restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons of record in Book 6841, page 349, said Register's Office, and the Bylaws of record in Book 6841, page 376, said Register's Office.

Being the same property conveyed to Maureen K. Hendershott, by Deed from Four Seasons Associates, Inc., a Tennessee Corporation, of record in Book 7060, page 906, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5045 Hillsboro Road, Unit 341, Nashville, TN 37215

Maureen K. Hendershott and Maureen H. Riggs are one and the same person.

Jesse N. Riggs, husband of Maureen H. Riggs joins in this conveyance for the purpose of conveying any and all rights, including without limitation marital rights, he may have in and to the subject property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", her heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" 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 unless otherwise herein set out; and "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 28th day of September, 1994.

Jesse N Riggs
JESSE N. RIGGS

Maureen H. Riggs
MAUREEN H. RIGGS

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JESSE N. RIGGS and wife, MAUREEN H. RIGGS, 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, this 28th day of September, 1994.

My Commission Expires: 9/14/95

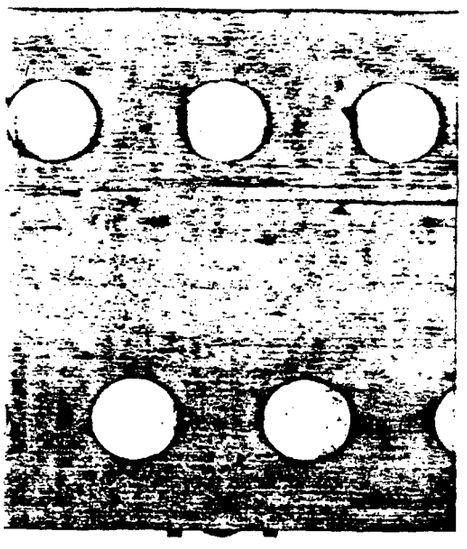
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE

RIGGS.WD

2689 09/28 0101 03CHECK 225.45





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

RECEIVED OF _____

FOR _____

Book 9477 PG 318

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 58500.00
				CON TX 216.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 225.45
				CHECK 225.45
			09/28/94 01	14:36 0001 2689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94826
IDENTIF. ↑ REFERENCE

94 SEP 28 PM 2:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 838950