BOOK 9508 PG 941

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Damon R. Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Riggle (NAME)	FIRST TENNESSEE BANK (NAME)	MAP 83.15
1307 Fatherland Street (ADDRESS)	P.O. BOX 351 (ADDRESS)	PARCEL 69
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	MEMPHIS, TENNESSEE 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, James Norman McDonald, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Riggle and Damon Brian Baldwin, both unmarried, as tenants in common with right of survivorship

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 part of Lot No. 1 on the Plan of Spring Park Subdivision as of record in Book 57, Page 134, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Fatherland Street, at the corner of an alley lying between South 13th and South 14th Street; thence with the margin of said alley northerly 150 feet to a point; thence easterly 40 feet to a point which is 120 feet west of the westerly margin of South 14th Street; thence southerly parallel to the westerly margin of South 14th Street, 150 feet to the north margin of Fatherland Street; thence with the margin of the same westerly 40 feet to the point of beginning.

Being the same property conveyed to James Norman McDonald, Jr. by Quitclaim Deed from R. Donald Britton of record in Book 8877, Page 522, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
94 NOV -2 AM 11:03

IDENTIF. & REFERENCE
05209

unimproved ( )
This is improved (X) property, known as 1307 Fatherland Street, Nashville, Tennessee 37206
(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 funher 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 28th day of October 19 94

James Norman McDonald, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9508 PG 942

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Norman McDonald, Jr.

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

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

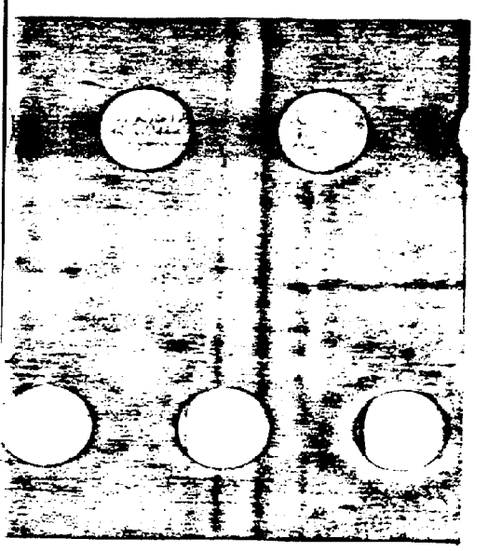
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

3799 11/02 0101 03CHECK 284.65



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

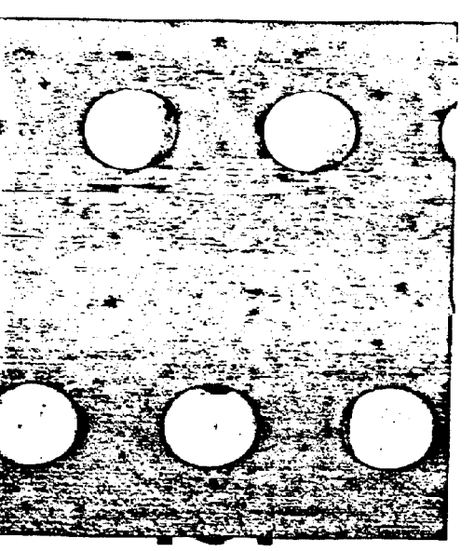
RECEIVED OF _____

FOR _____

BOOK 9508 PG 943

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	74500.00
CON TX	275.65
PRFEE	1.00
MTGFEE	8.00
TOTAL	284.65
CHECK	284.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/94 01 11:04 0001 3799

05209
IDENTIF. ← REFERENCE

94 NOV -2 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850091