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THIS INSTRUMENT PREPARED BY: George V. Crawford **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000.00 **AFFIANT** Subscribed and sworn to before me, this 7th day of September, 1995. Notary Public My Commission Expires: 6/12/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Louise H. Smith 123 Westover Drive Nashville, TN 37205	Union Planters Bank of Middle Tennessee 401 Union Street Nashville, TN 37219	130-2-77

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORTLANDT T. RIGGS, EXECUTOR OF THE ESTATE OF JOEL T. RIGGS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LOUISE H. SMITH** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 & 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 60 feet on the westerly side of Westover Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Joel Riggs by deed from Michael C. Baggett and wife, C. Kay Baggett of record in Book 5329, page 530, Register's Office for Davidson County, Tennessee; Joel Riggs having since died, and the property having vested in the Estate of Joel T. Riggs, with Cortlandt T. Riggs, Executor having power to sell, by will of record in Will Book 197, page 228, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Joint Driveway Agreement of record in Book 5431, page 269 Register's Office for said County.

3. Matters shown on the Plan of record in Book 421, page 94 & 95, Register's Office for said County.

This is improved property known as 123 Westover Drive, Nashville, TN 37205.

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 and assigns, forever; and we covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 our hands this 7th day of September, 1995.

Cortlandt T. Riggs, EXECUTOR

CORTLANDT T. RIGGS,
EXECUTOR OF THE ESTATE OF JOEL T. RIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORTLANDT T. RIGGS, EXECUTOR OF THE ESTATE OF JOEL T. RIGGS** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 1995.

June E. Atkinson
Notary Public

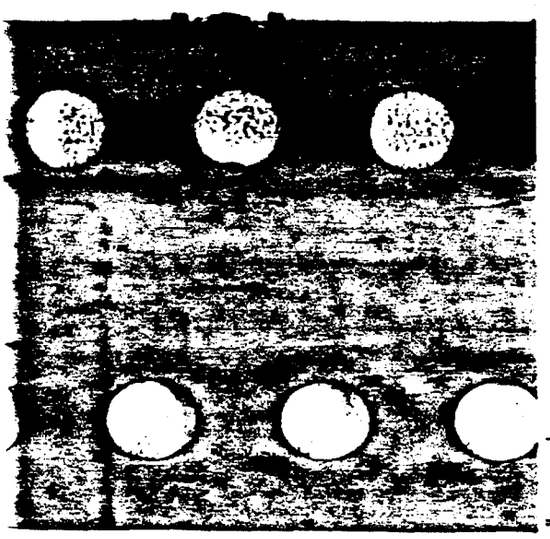
STATE OF TENNESSEE NOTARY PUBLIC AT LARGE JUNE E. ATKINSON

My Commission Expires: 01/27/96

0099866
IDENTIF. ▲ REFERENCE

95 SEP 13 AM 10:50
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

3621 09/13 0101 03CHECK 1119.00



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

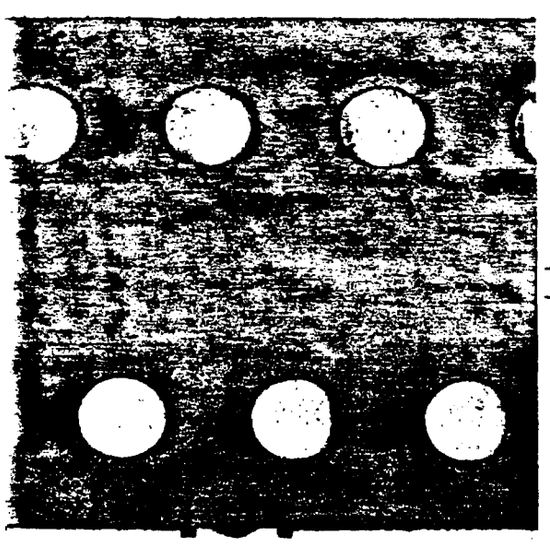
RECEIVED OF _____

FOR _____

BOOK 9793 PG 705

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
300000.00
CON TX 1110.00
PRFEE 1.00
MTEEE 8.00
TOTAL 1119.00
CHECK 1119.00
09/13/95 01 10:51 0001 3621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0099866
IDENTIF. ↑ REFERENCE

95 SEP 13 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.952486