0126737

IDENTIFICATION

BOOK 9871 PG 460

95 NOV 28 AM 9:40

DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **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 WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $82,000.00 **AFFIANT** Subscribed and sworn to before me, this 27th day of November, 1995. Notary Public My Commission Expires: 3/27/99 My Commission Expires

Address New Owners As Follows: Sharon D. Harper, 174 Ocala Drive, Nashville, TN 37211

Send Tax Bills To: Same

Map-Parcel Number: 162-6-300

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, **CORTLAND 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 **SHARON D. HARPER, unmarried**, 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. 72 on the plan of Valley Green as of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel T. Riggs by deed from Fred W. Satterwhite and wife, Martha T. Satterwhite of record in Book 6134, page 629, 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 Cortland 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.

1. 1995 taxes which have been paid by Grantor.

2. Matters shown on the Plan of record in Book 4460, pages 96 and 97, Register's Office for said County.

3. Restrictive covenants of record in Book 4622, page 277, Register's Office for said County.

This is improved property known as 174 Ocala Drive, Nashville, TN 37211.

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 he covenants with the said Grantee that he is 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 further covenant and bind 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 27th day of November, 1995.

Cortland T. Riggs EXECUTOR

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORTLAND 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 27th day of November, 1995.

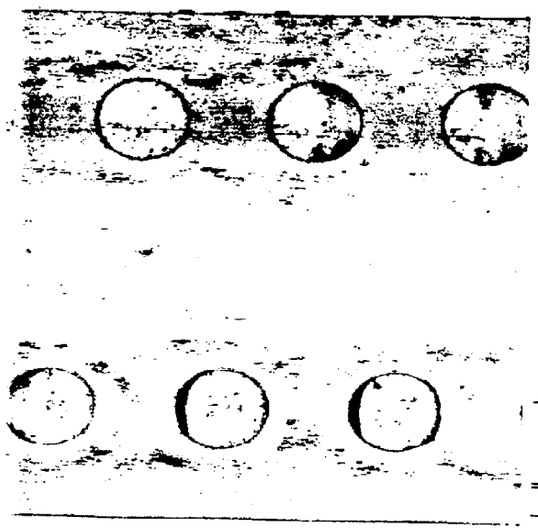
Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

My Commission Expires: 3-27-99

2521 11/29 0101 03CHECK 312.40



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

RECEIVED OF _____

FOR _____

BOOK 9871 PG 462

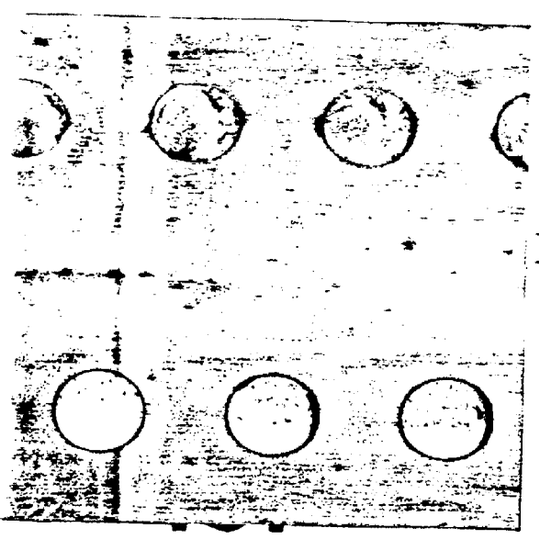
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

11/29/95 01 09:48 0001 2521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0126737

IDENTIFICATION REFERENCE

95 NOV 29 AM 9:49

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 981041