PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00277933

BOOK 9886 PG 473

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **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 $75,900.00 Tara L. James **AFFIANT** Subscribed and sworn to before me, this 11th day of December, 1995. Notary Public My Commission Expires: 11-10-97

Address New Owners As Follows: Tara L. James, 4805 Jason Drive, Antioch, TN 37013

Send Tax Bills To: First American Bank, First American Bankcenter, Nashville, Tenn. 37237

Map-Parcel Number: 149-5-56

95 DEC 12 PM 2:37
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0131398

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 **TARA L. JAMES, 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. 180 on the Plan of Barclay Square, Section III of record in Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 180 fronts 87.00 feet on the southerly margin of Jason Drive and extends back 153.35 feet on ther westerly line and 104.25 feet on the easterly line, to a line in the rear on which it measures 63.50 feet.

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 611, 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.

1. 1995 taxes which have been paid by Grantor.

2. Matters shown on the Plan of record in Book 4675, page 154, Register's Office for said County.

3. Restrictive covenants of record in Book 4872, page 490, Register's Office for said County.

This is improved property known as 4805 Jason Drive, Antioch, TN 37013.

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, 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 11th day of December, 1995.

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.

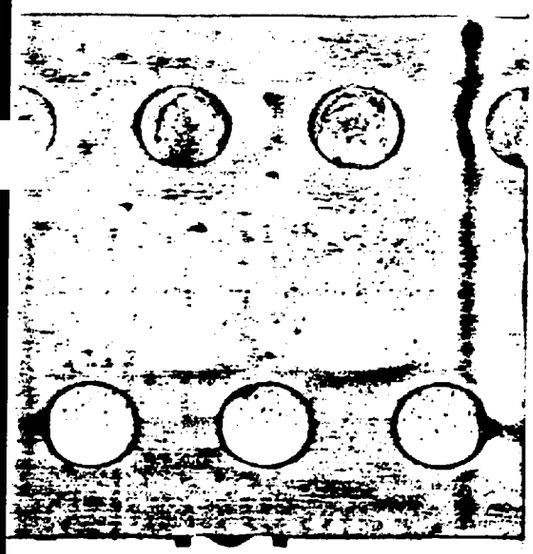
WITNESS my hand, at office, this 11th day of December, 1995.

Notary Public

My Commission Expires: 11-10-97

7560 12/12 0101 03CHECK 289.83





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

RECEIVED OF _____

FOR _____

BOOK 9886 PG 475

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 75900.00
CON TX 280.83
PRFEE 1.00
WDEED 8.00
TOTAL 289.83
CHECK 289.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/95 01 14:36 0001 7560

0131398
IDENTIF. ↑ REFERENCE

95 DEC 12 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986028