File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9974 PG 429

ADDRESS NEW OWNER:
Todd P. Riggle and Kimberly J. Riggle
216 Willard Drive
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 148-6
PARCEL 50
05DU01911

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Leland J. Brothers Jr. and wife, Janelle W. Brothers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd P. Riggle and wife, Kimberly J. Riggle, as tenants by the entirety, 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:

BEING Lot 38, Murray Heights, of record in Book 2663, Page 37, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Leland J. Brothers Jr. and wife, Janelle W. Brothers, by deed from Paul J. Smith and wife, Alice Estelle Smith of record in Book 4013, Page 120, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2706, Page 329, said Register's Office.

This conveyance is subject to public utility easement and minimum building setback line of record in Book 2663, Page 37, said Register's Office.

This is improved property known as 216 Willard 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 Todd P. Riggle and wife, Kimberly J. Riggle, their heirs and assigns, forever; and we, Leland J. Brothers Jr. and wife, Janelle W. Brothers 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 we do further 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of March, 1996. BOOK 9974 PG 430

Leland J. Brothers Jr.

Leland J. Brothers Jr.

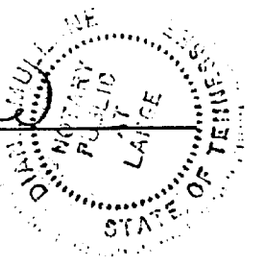
Janelle W. Brothers

Janelle W. Brothers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leland J. Brothers Jr. and wife, Janelle W. Brothers 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of March, 1996.

Dixie Mellone
NOTARY PUBLIC



My Commission Expires: 9-21-96

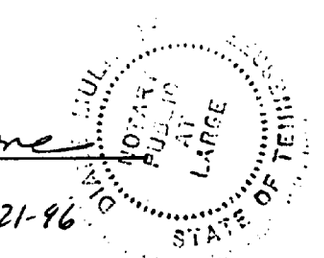
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 87,500.00.

Kimberly J. Boyd
AFFIANT

Subscribed and sworn to before me this 8th day of March, 1996.

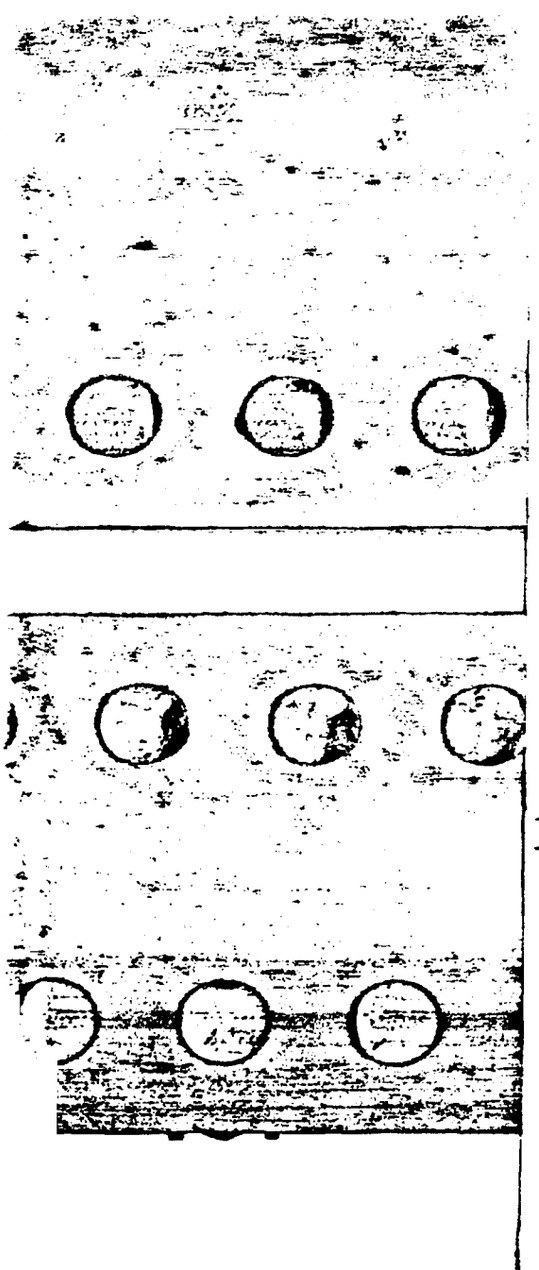
Dixie Mellone
NOTARY PUBLIC
My Commission Expires: 9-21-96



0158534
IDENTIF. ← REFERENCE

96 MAR 11 AM 8:53
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

6731 03/11 0101 03CHECK 332.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9974 PG 431

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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/96 01 08:58 0001 6731

0158534
IDENTIF. # REFERENCE

96 MAR 11 AM 8:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014823