BOOK 10196 PG 920 FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Marguerita Riggall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 19 96

Zana C. Petty
Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marguerita C. Riggall (NAME)	Trans Financial Bank, FSB (NAME)	MAP 104-11-G
2139 Acklen Avenue Unit 7-G (ADDRESS)	700 N. High Street (ADDRESS)	PARCEL 7-CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Columbia, Tennessee 38401 (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, Nellie R. Anderson, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marguerita C. Riggall and George G. Riggall, HUSBAND + WIFE

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 Unit No. 7 on the Plan of Acklen Place Condominiums, as of record in Plat Book 6250, Page 450, Register's Office for said County, to which plat reference is made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place, a horizontal property regime established by Master Deed of record in Book 6561, page 954, said Register's Office.

BEING the same property conveyed to Lester L. Anderson and wife, Nellie R. Anderson, Trustee by deed from Lester L. Anderson and wife, Nellie R. Anderson, Individually (the said Lester L. Anderson now being deceased) of record in Book 9596, Page 480, Register's Office for said County. See also record in Book 9431, Page 349, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2139 Acklen Avenue Unit 7-G, Nashville, TN 37212
(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 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 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 12th day of September, 19 96

Nellie R. Anderson
Nellie R. Anderson, Trustee

BOOK 10193 PG 921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nellie R. Anderson, Trustee

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 1996.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

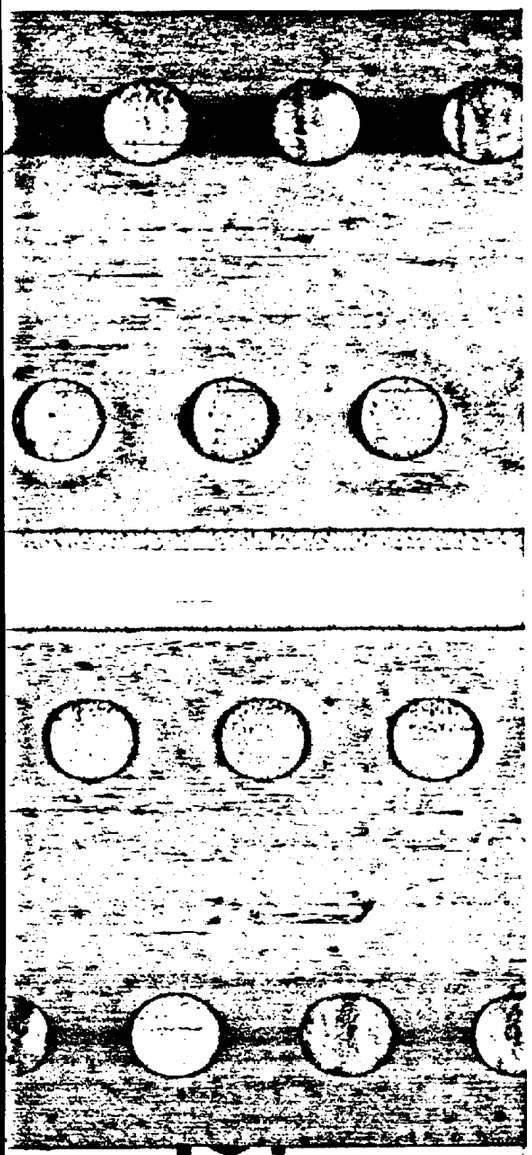
Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

96 SEP 19 PM 3:36
RECEIVED
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

0227193
IDENTIFICATION REFERENCE

0549 09/19 0101 03CHECK 386.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10198 PG 922

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	
				102000.00
			CON TX	377.40
			PRFEE	1.00
			MDEED	8.00
			TOTAL	386.40
			CHECK	386.40
09/19/96	01		15:40 0001	0549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227193

IDENTIF. ↑ REFERENCE

16 SEP 19 PM 3:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032970