0292998 Box 45 MBH

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

97 APR 10 AM 8:55
DAVIDSON COUNTY, TN. REGISTER

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Benny R. Rigby and wife (JR 02) Susan N. Rigby 241 Wiley Street Madison, Tennessee 37115	same	Map 43-5 Parcel 200

BOOK 10412 PG 347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

Dallas J. Mathis
Affiant

MARILYN HYDE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 9th day of April, 1997.

Marilyn Hyde
Notary Public

My Commission Expires JAN 27, 2001

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 and sufficiency of which are hereby acknowledged, **Dallas J. Mathis**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Benny R. Rigby and wife, Susan N. Rigby** hereinafter called "Grantee", their heirs, successors and assigns, a one-half undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit A.

This is improved property known as 241 Wiley Street, Madison, Tennessee 37115.

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, their heirs, successors and assigns, forever.

And Grantor does 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 Grantor does further covenant and bind himself, his successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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 this 9th day of April, 1997.

Dallas J. Mathis

Dallas J. Mathis

7855 04/10 0101 03CHECK 98-10

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 **Dallas J. Mathis** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of April, 1997.

Marilyn Hyde

Notary Public

My Commission Expires:

_____

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 27, 2001

N MBH 204321.1
823956-0001 04/07/97

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being Lot No. 20 of Block B on the Map of Overlook Estates as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

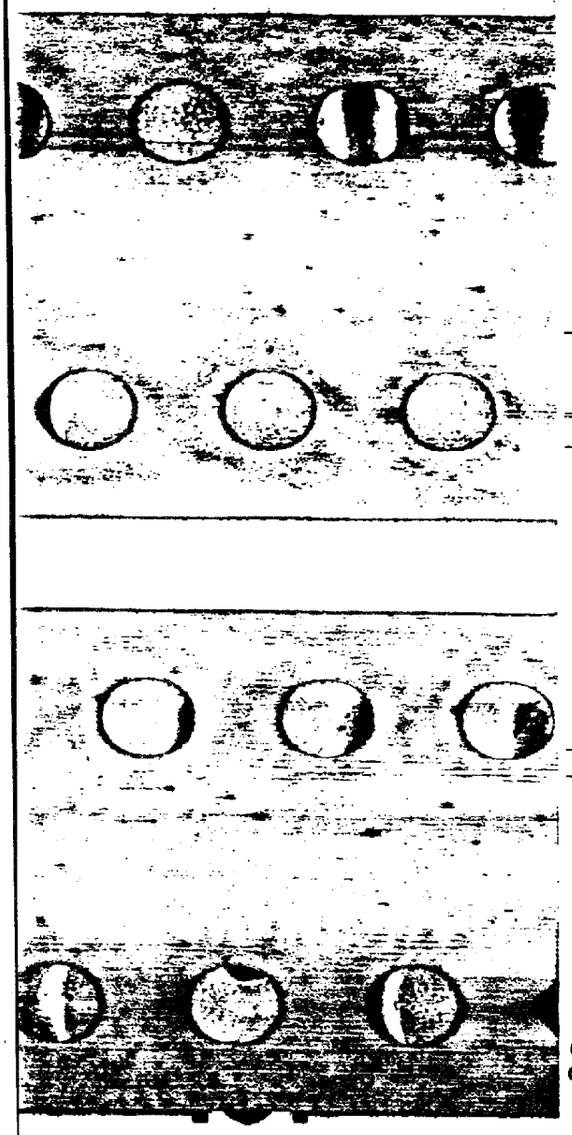
Tract No. 2: Being the easterly ½ of Tract 19, Block B of Overlook Estates Subdivision of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Albert W. Mathis, Dallas J. Mathis and Helena Arlena Mathis Fry, as Joint Tenants with Right of Survivorship by deed from Albert W. Mathis, unmarried, of record in Book 8056, page 306, Register's Office of Davidson County, Tennessee. The said Albert W. Mathis having since died.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Taxes for the year 1997 and subsequent years.

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



RECEIVED OF _____

FOR _____

BOOK 10412 PG 350

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 23000.00
CON TX 85.10
PRFEE 1.00
WDEED 12.00
TOTAL 98.10
CHECK 98.10

04/10/97 01 09:01 0001 7855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292998
IDENTIF. ↑ REFERENCE

97 APR 10 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1138074