This Instrument Prepared By:
GARY J. HODGES, ATTORNEY
115 South Third Street
P. O. Box 645
Clarksville, TN 37041-0645

RIVA RIVERA
Heir of WILLIAM JOHN RIVERA,
and RITA RIVERA, Individually,
heir-at-law and Administratrix of
the estate of WILLIAM JOHN RIVERA

BOOK 10519 PG 830

TO: WARRANTY DEED

RITA RIVERA

THIS DEED OF REALTY, executed as of the date mentioned below by the Grantors, RIVA RIVERA, heir of WILLIAM JOHN RIVERA, and RITA RIVERA, Individually, heir-at-law and Administratrix of the estate of WILLIAM JOHN RIVERA, to the Grantee, RITA RIVERA,

W I T N E S S E T H:

THE GRANTORS have this day bargained and sold and do hereby transfer and convey unto the Grantee, to have and to hold unto her and to her heirs and assigns forever, certain realty situated in the County of Davidson, State of Tennessee, and being more particularly described as follows, to wit:

BEING Lot No. 55 on the Map of Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office, Davidson County, Tennessee.

SAID lot No. 55 fronts 73.0 feet on the westerly margin of Springview Drive and runs back between lines measuring 224.6 feet on the northerly line and 231.4 feet on the southerly line to a dead line in the rear measuring 73.3 feet thereon.

BEING the same property conveyed to William John Rivera and wife, Margaret L. Rivera, by deed from Francis E. Turner and wife, Viola M. Turner, dated April 18, 1966, and recorded in Book 4010, Page 519, Register's Office for Davidson County, Tennessee. Margaret L. Rivera predeceased her husband, William John Rivera, leaving him the surviving tenant by the entirety. William John Rivera is deceased, and his estate was probated in the Montgomery County Probate Court, File No. 97P-261. Riva Rivera and Rita Rivera are the sole surviving heirs-at-law of WILLIAM JOHN RIVERA, deceased.

TO HAVE AND TO HOLD said real estate unto the said RITA RIVERA and to her heirs and assigns forever.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate and have a perfect right to convey the same; that it is unencumbered; and that they will forever warrant and defend the title thereto unto the Grantee, and her heirs and assigns, against all lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is a valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged by the Grantors.

IN WITNESS WHEREOF, the Grantors have hereunto executed this instrument on this the 3rd day of July, 1997.

RIVA RIVERA,
Heir-at-law of
WILLIAM JOHN RIVERA

RITA RIVERA,
Individually, heir-at-law
and Administratrix of the
estate of WILLIAM JOHN RIVERA

GRANTORS

BOOK 10519 PG 831

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, RIVA RIVERA, the within named 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 SEAL on this the 3rd day of July, 1997.

NOTARY PUBLIC

My Commission Expires: March 25, 2000

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, RITA RIVERA, the within named 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 SEAL on this the 3rd day of July, 1997.

Patricia L Smith
NOTARY PUBLIC

PATRICIA L SMITH NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: March 25, 2000

BOOK 10519 PG 832

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is great, is $13,000.00, which amount is equal to or greater than the amount which the property or interest in property would command at a fair and voluntary sale.

Rita Rivera
AFFIANT

SWORN to and SUBSCRIBED before me on this the 7th day of July, 1997.

B. Edwards - Dep.
~~Notary Public or~~ Register of Deeds

~~My Commission Expires~~:

97 JUL -7 AM 11:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0323544
IDENTIFICATION REFERENCE

Property Address:

416 Springview Drive
Nashville, Tennessee 37214

Mail Tax Statements To:

RITA RIVERA
416 Springview Drive
Nashville, Tennessee 37214

Mail

Tax Map and Parcel No.:

Map 95-11, Parcel 114

141.00 07 0101 02CHECK 61.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10519 PG 833

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	13000.00
CON TX	48.10
PRFEE	1.00
WDEED	12.00
TOTAL	61.10
CHECK	61.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID IN BANK

07/07/97 01 11:28 0001 1431

0323544

IDENTIFICATION REFERENCE

97 JUL -7 AM 11:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.1171196