THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10562 PG 687

The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00

Affiant

Subscribed and sworn to before me, this 7th day of August 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ALEXANDER K. SIGG 415 N. 16th Street Nashville, Tennessee 37206	SAME	MAP 83-6 PARCEL 339

4854 08/08 0101 03CHECK 408.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND AND NO/100------ ($ 108,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, VICK SMITH AND WIFE, RUTH C. SMITH hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ALEXANDER K. SIGG AND WIFE, LANA GAYLE SIGG 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 Lots Nos. 249 and 250 and the westerly parts of Lots Nos. 247 and 248 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southeast corner of McEwen Avenue and 16th Street, North, formerly Hickman Avenue; thence southwardly with the easterly margin of North 16th Street, 60.0 feet to the northwest corner of Lot No. 251; thence eastwardly, with the line between Lots Nos. 250 and 251, 170.0 feet, more or less, to the southwest corner of a part of said Lot No. 247 conveyed by J.D. Stone and wife, to Vina Demonbreum, by deed of record in Book 539, page 554, said Register's Office; thence northwardly with her westerly line, 60.0 feet to McEwen Avenue; thence westwardly with the southerly margin of McEwen Avenue, 171.0 feet to the beginning.

BEING the same property conveyed to Vick Smith and wife, Ruth C. Smith, by deed from Sumner M. Taylor and wife, May Perry Taylor, of record in Book 3406, page 451, Register's Office for Davidson County, Tennessee.

This is improved property known as 415 N. 16th Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves , their heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of August, 19 97 .

Vick Smith
VICK SMITH

Ruth C. Smith
RUTH C. SMITH

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 VICK SMITH AND WIFE, RUTH C. SMITH , the bargainor s , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August , 19 97 .

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 this _____ day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

033571 I.
IDENTIF. ↑ REFERENCE

97 AUG -8 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10562 PG 689

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 108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60
CHECK 408.60

08/08/97 01 10:15 0001 4854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0335711
IDENTIF. ↑ REFERENCE

97 AUG -8 AM 10:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184442