BOOK 10592 PG 26

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Pauline E. Rigsby 309 Keeton Avenue Old Hickory, TN 37138	Same as New Owner	Map 44-5 Parcel 49

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LINDA HOWELL EVERETT, individually, and as Executrix of the Estate of James R. Everett, Jr., deceased, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto PAULINE E. RIGSBY, an unmarried woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 41 on the Plan of Scenic View Subdivision, 4th Civil District of Davidson County, Tennessee, prepared by W.W. Turner Company, Engineers, on August 20, 1948, but not of record, and more particularly described as follows: Starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Keeton Avenue and a 50 foot dedication for a street, on the plan of Scenic View Subdivision and running thence in a northwesterly direction along the northerly margin of Keeton Avenue for a distance of 264.8 feet to a common line between Lots 41 and 42 and the point of beginning and continuing the following courses and distances: 1. Continuing in a northwesterly direction along the northerly margin of Keeton Avenue a distance of 97 feet to an iron pin the easterly margin of Lot No. 40; thence, 2. In a northerly direction along the easterly margin of Lot No. 40 for a distance of 145.3 feet to an iron pin in the southerly margin of the H.E. Richardson property; thence, 3. In a southeasterly direction along the margin of the said E.E. Richardson property a distance of 97 feet to an iron pin located on a common line in the westerly margin of Lot No. 42; thence, 4. In a southeasterly direction along the westerly margin of Lot No. 42 a distance of 146.3 feet to an iron pin in the northerly margin of Keeton Avenue and the point of beginning.

BEING the same property conveyed to J.R. Everett and wife, Mamie D. Everett, by deed from Nashville Industrial Corporation, of record in Book 1973, page 192, Register's Office for Davidson County, Tennessee. The said Mamie D. Everett died on July 28, 1979, at which time J.R. Everett, a/k/a James R. Everett became owner of the property described above, in fee simple. J.R. Everett, a/k/a James R. Everett died intestate on December 19, 1980. At the time of his death, J.R. Everett was unmarried, survived by James R. Everett, Jr., Doris E. Gore and Pauline E. Rigsby, being the only children born to or adopted by J.R. Everett and/or Mamie D. Everett, during their respective lifetimes and the only heirs-at-law of J.R. Everett. By deed of record in Book 5772, page 554, Register's Office for Davidson County, Tennessee, Doris E. Gore conveyed her one-third (1/3rd) interest in the said property to Pauline E. Rigsby. James R. Everett, Jr. died testate on October 5, 1995 and under the terms of his Last Will and Testament filed for probate in the matter of *In Re: Estate of James R. Everett, Jr., deceased in the Probate Court for Davidson County, Tennessee, Docket No. 95P-1727*, Linda Howell Everett became vested with ownership of the one-third (1/3rd) undivided interest in the said property held by James R. Everett, Jr. By this conveyance, the GRANTEE, Pauline E. Rigsby, will own and hold title to the said property, in fee simple.

RECORDER MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The mailing address for the said property is 309 Keeton Avenue, Old Hickory, TN 37138.

The property description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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, her heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which will be paid in full, by the GRANTEE, when due.

And the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"
Linda Howell Everett
LINDA HOWELL EVERETT, individually and as Executrix of the Estate of James R. Everett, Jr., deceased

"GRANTEE"
Pauline E. Rigsby
PAULINE E. RIGSBY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA HOWELL EVERETT, 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, at office, this the 20th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 28 May 2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULINE E. RIGSBY, 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, at office, this the 11th day of August, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Pauline E. Rigsby
Affiant

Sworn to and subscribed before me, this the 11th day of August, 1997.

NOTARY PUBLIC

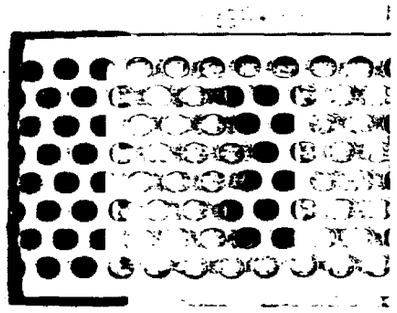
HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Sept. 17, 1997

03411 16

97 SEP -3 AM 10:41

3919 09/03 0101 03CHECK 79.60

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



RECEIVED OF _____

FOR _____

BOOK 10592 PG 29

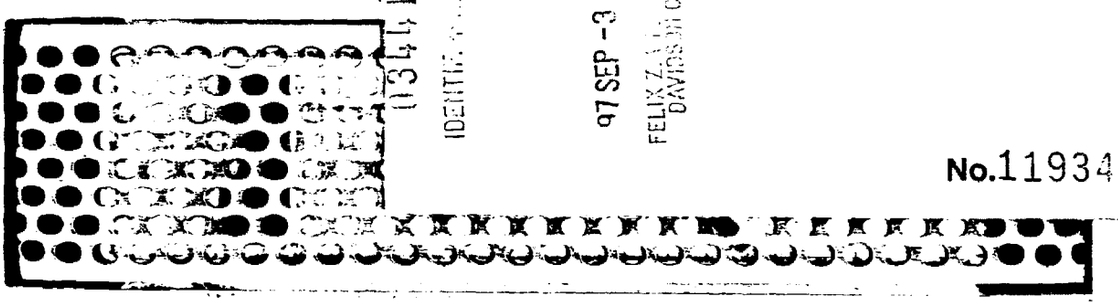
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 12.00
TOTAL 79.60
CHECK 79.60

09/03/97 01 10:38 0001 3919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0134116

IDENTIFICATION REFERENCE

97 SEP -3 AM 10:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193401