# WARRANTY DEED

STATE OF TENNESSEE BOOK 10702 PG 383
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF December 1997.

Notary Public

MY COMMISSION EXPIRES: September 29, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
KAY B. HOUSCH, ESQ BPR#010995, 214 SECOND AVE. NORTH, SUITE TWO, NASHVILLE, TENNESSEE 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RONALD V. FERRARI (NAME) | Resource Bancshares Mort Group (NAME) | MAP 84-16 |
| 1901 Murfreesboro Road Apt (ADDRESS) | 1373295 River Exchange Dr., Ste 430 (ADDRESS) | PARCEL 84 |
| Nashville, Tennessee 37217 (CITY) (STATE) (ZIP) | Norcross, GA 30092 (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, KENNETH L. RIGGS AND WIFE, DOROTHY RIGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD V. FERRARI AND WIFE, MILDRED E. FERRARI

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 Lot No. 53 on the Map of Hargis Heights of record in Plat Book 974, page 82, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Kenneth L. Riggs and wife, Dorothy Riggs by deed of record in Book 7925, page 426, Register's Office for Davidson County, Tennessee.

97 DEC -1 PM 3:40
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0374865

unimproved ( )
This is improved (X) property, known as 2540 Stinson Road, Donelson, TENNESSEE 37214
(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 our hand s this 1st day of December 19 97

Kenneth L. Riggs
KENNETH L. RIGGS

Dorothy Riggs
DOROTHY RIGGS

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 KENNETH L. RIGGS AND WIFE, DOROTHY RIGGS

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 at NASHVILLE, Tennessee, this 1st day of December 1997

Commission expires September 29, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public



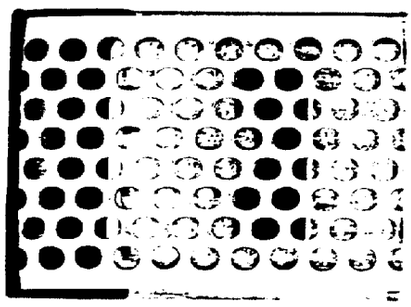
5381 12/01 0101 03:38:00

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10702 PG 385

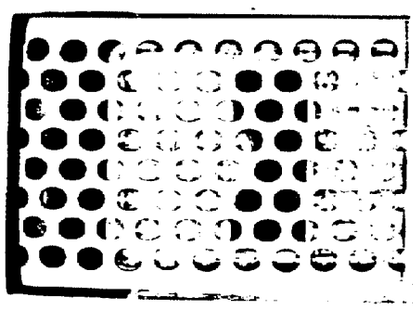
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 96500.00 |
| CON TX | 357.05 |
| PRFEE | 1.00 |
| MREED | 8.00 |
| TOTAL | 366.05 |
| CHECK | 366.05 |

12/01/97 01 15:44 0001 5381

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0374865

IDENTIF. A REFERENCE

97 DEC -1 PM 3:40

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

**No.1226214**