After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

BOOK 10982 PG 164

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,**Ernestine S. Riggins, a single person** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Kenneth France, a single person,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 12 day of June, 1998.

Ernestine S. Riggins
Ernestine S. Riggins

04521130
IDENTIF. & REFERENCE
98 JUN 18 AM 10:27
ELIA ANN SHELL REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ernestine S. Riggins, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 12 day of June, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

2505 06/18 0101 03CHECK 260.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10982 PG 165

The actual consideration or value, whichever is greater, for this transfer is $67,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of June, 1998.

Notary Public

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires 5-28-2000

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 108-03 GroupO Parcel 84.00

ADDRESS NEW OWNER:
Kenneth France
1132 Cabana Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Same

Exhibit A

BOOK 10982 PG 166

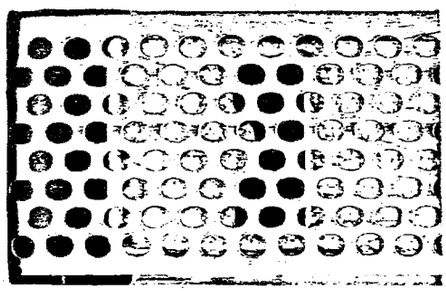
A certain tract or parcel of land in Davidson County, Tennessee, describes as follows; to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Patio Villa, Section 5, as of record in Book 5200, page 633, Register's Office for Davidson County, Tennessee.

Said Lot fronts 52.55' on Cabana Drive, 132.67' along the northerly side line, 180.56 along the southerly side line to a rear line measuring 109.0' thereon.

Being the same property conveyed to Ernestine S. Riggins from Home Savings of America by Special Warranty Deed dated April 13, 1993 and recorded April 20, 1993 in Book 8921, page 144, Register's Office for Davidson County, Tennessee.

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



RECEIVED OF _____

FOR _____

BOOK 10982 PG 167

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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	12.00
TOTAL	260.90
CHECK	260.90

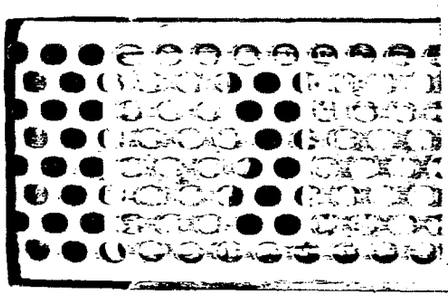
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/18/98 01 10:27 0001 2505

0452130
IDENTIF. & REFERENCE

98 JUN 18 AM 10:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1308351