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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 469,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 26, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Riggall	SAME	MAP 116-10
(NAME)	(NAME)	
614 Green Park		PARCEL 73
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(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, Steve M. Hays and wife, Beverly A. Hays

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Riggall and wife, Marquerita C. Riggall

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, Tennessse being the southerly half of the easterly 60 feet of Lot No. 15 on the Plan of A.M. Bransford's Subdivision of Lots 29-34 and 45 in First Belle Meade Subdivision, of record in Plat Book 421, page 139, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 60 feet on the northerly side of Deer Park Circle and runs back between parallel lines 186 feet on the east line and 190.2 feet, more or less, on the west line to a dead line in the rear which measures 60 feet.

Being the same property conveyed to Steve M. Hays and wife, Beverly A. Hays by deed from William Hunt Gillespie, unmarried, of record in Book 8132, page 497, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 139, said Register's Office.

unimproved ( )
This is improved (X) property, known as 222 Deer Park Circle, Nashville, Tennessee 37205
(House Number) (Street) (F.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 15th day of July 19 98

Steve M. Hays

Beverly A. Hays

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 Steve M. Hays and wife, Beverly A. Hays

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 15th day of July 19 98.

Commission expires _____

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY, TENNESSEE

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 _____ 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

MAIL ENV.

98 JUL 16 AM 9:21

REGISTER
DAVIDSON COUNTY, TN.

0462983

IDENTIFICATION REFERENCE

4126 07/16 0101 03CHECK 1746.30

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

RECEIVED OF _____

FOR _____

BOOK 11022 PAGE 446

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	
				469000.00
			CON TX	1735.30
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	1746.30
			CHECK	1746.30
		07/16/98	01	09:23 0001 4126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462983
IDENTIF. # REFERENCE
98 JUL 16 AM 9:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1319819