PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40150
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul L. Riggan 1143 Brookmeade Drive Nashville ,TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 131-4-242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 149,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J.W. Clark and spouse, Evelyn R. Clark,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul L. Riggan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot no. 41 on the plan of Duncanwood of record n Book 1424, Page 139, Register's Office for said County.

SAID Lot No. 41, which is a corner lot, fronts 174.35 feet on the broken northeasterly margin of Duncanwood Road and fronts 84.97 feet on the broken southeasterly margin of Brookmeade Road, said frontages being joined by a curve having a length of 28.06 feet, and extends back 203.2 feet on the northeasterly line and 143.3 feet on the southeasterly line, to a point of intersection.

BEING the same property conveyed to J. W. Clark and wife, Evelyn Raines Clark by deed from Clarence E. Clark, said grantor reserved a life estate of record in Book 9438, Page 992, Register's Office for said County. Clarence E. Clark has since conveyed all of his interest in subject property to J. W. Clark and wife, Evelyn Raines Clark by Quitclaim Deed of record in Book 10124, Page 244, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998 and subsequent years; The Plan of record in Book 1424, Page 139, said Register's Office, shows an owner's certificate, a 40 and 20 foot minimum building setback line from Duncanwood Drive and Brookmeade Drive, respectively, and a 10 foot easement for public utility and drainage purposes along the southeasterly line of said lot, and an easement for a paved ditch across the easterly portion of said lot; An easement for sanitary sewer and/or storm drainage purposes, granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, along the southeasterly line of said lot, of record in Book 3649, Page 110, said Register's Office.

This is improved property, known as: 1143 Brookmeade Drive, Nashville ,TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 1998.

J.W. Clark

J.W. Clark

Evelyn R. Clark

Evelyn R. Clark

State of Tennessee
County of Davidson

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On this 24th day of July, 1998, before me the undersigned authority, personally appeared **J.W. Clark** and **Evelyn R. Clark**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 149500.00

Affiant

Sworn and subscribed before me on the 31st day of July, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0469810

IDENTIFICATION REFERENCE

98 AUG -3 PM 12:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1422 08/03 01:01 03CHECK 564.

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

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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 149500.00
CON TX 553.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 564.15
CHECK 564.15

08/03/98 01 12:22 0001 1422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469810
IDENTIF. # REFERENCE

98 AUG -3 PM 12:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1327028