BOOK 11090 PAGE 184 FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 26th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Dr[illegible] Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Curtis B. Riggins (NAME) | First American National Bank (NAME) | MAP 173-10 |
| 257 Cedarcreek Drive (ADDRESS) | First American Center (ADDRESS) | PARCEL 24.00 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37237 (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, Edna Zoraida Salinas de King and husband, Lawrence Russell King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis B. Riggins, unmarried

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:

BEING Lot No. 103 on the Plan of Cedarwood Estates, Section 2, of record in Book 4860, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Edna Zoraida Salinas, unmarried, by deed from Elizabeth M. Kline Harvey and husband, Darrell Wayne Harvey, of record in Book 8832, Page 19; re-recorded in Book 10579, Page 320, Register's Office for said County. *The said Edna Zoraida Salinas, now married, a/k/a Edna Zoraida Salinas de King.

This conveyance is subject to Restrictive Covenants of record in Book 4963, Page 42, Register's Office for said County.

The said Lawrence Russell King joins in this conveyance to convey any and all marital interest he may have in said property.

Power of Attorney of Record in Book 11090, Page 183, said Registers Office.

unimproved ( )
This is improved ( X ) property, known as 257 Cedarcreek Drive, Nashville, TN 37211
(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 26th day of August 19 98

Edna Zoraida Salinas de King by Judy Killets attn in fact
Edna Zoraida Salinas de King

Lawrence Russell King by Judy Killets attn in fact
Lawrence Russell King

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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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

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, Judy Killets, 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 on behalf of Edna Zoraida Salinas de King and husband, Lawrence Russell King as their Attorney in Fact as the free act and deed of the within named Edna Zoraida Salinas de King and husband, Lawrence Russell King. Witness my hand and official seal at Nashville, Tennessee the 26th day of August, 1998.

My Commission Expires: 3/24/01

Patricia Nicholls

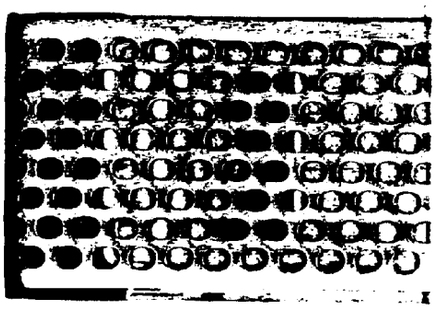
PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0481858

98 AUG 31 PM 4:31

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

4363 08/31 0101 03CHECK 347.70



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

RECEIVED OF _____

FOR _____

BOOK 11090 PAGE 186

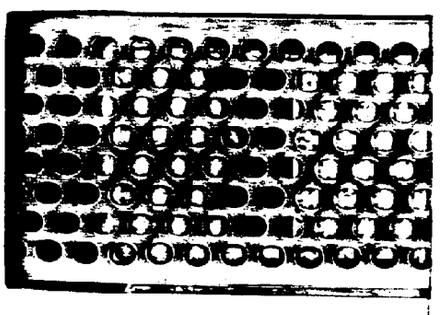
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

| | |
|---|---|
| CAMT | 91000.00 |
| CON TX | 336.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 347.70 |
| CHECK | 347.70 |

08/31/98 01 16:33 0001 4363

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



0481858
IDENTIFICATION REFERENCE

98 AUG 31 PM 4:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1339820