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WARRANTY DEED

THIS WARRANTY DEED, made and entered into on this the 5th day of ~~April~~ MAY 1999, by and between RUBY J. CRIGGER, Party of the First Part; and RALPH DEAN CRIGGER, Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of One Dollar ($1.00), cash in-hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and by these presents do hereby transfer and convey unto the Party of the Second Part, his heirs and assigns, all of her right, title, claim, and interest in and to the following described real property:

TAX MAP 43 GROUP 16 PARCEL 063

"Lot No. 12 in the Kingsway Green Subdivision in a plat which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee."

AND BEING a part of the same property conveyed to the Robert B. Crigger and wife, Ruby J. Crigger, by deed dated November 19, 1973, and of record in the Register's Office for Davidson County, Tennessee, Deed Book 4767, Page 695, reference to which is here made.

Further reference is made to the death of Robert B. Crigger on the 10 day of August, 1995, leaving Ruby J. Crigger as tenant by the entirety.

TO HAVE AND TO HOLD said property, together with all the rights, privileges, and appurtenances thereunto appertaining, unto the Party of the Second Part, his heirs and assigns, forever.

The Party of the First Part covenants with the Party of the Second Part that she islawfully seized and possessed of the said tract or parcel of land; that she has a good and lawful right to sell and convey the same; that the same is free and unencumbered, except as herein otherwise excepted; and the title thereto she will forever warrant and defend against the lawful claims and demands of all persons whomsoever.

This property is conveyed subject to all valid restrictions, easements, rights-of-way, zoning regulations, if any, of record or otherwise.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand on this the day and year first above written.

Ruby J. Crigger
RUBY J. CRIGGER

PREPARED BY:

MARK C. HICKS, JR.
Attorney at Law
P. O. Box 206
Jonesborough, TN 37659

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STATE OF TENNESSEE
COUNTY OF WASHINGTON

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After being duly sworn, personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, RUBY J. CRIGGER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in the State and County aforesaid, this the 5 day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 4-24-2000

I, or we, hereby swear or affirm, that the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this _____ day of _____, 1999.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00
Ralph Dean Crigger
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July 1999.
Jane R Rogers
Deputy Register

PROPERTY OWNER:

NAME: Ralph Dean Crigger
ADDRESS: 115 Queen Anne Drive
Madison Tenn. 37115

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

NAME: SAME
ADDRESS: _____

PREPARED BY:

MARK C. HICKS, JR.
Attorney at Law
P. O. Box 206
Jonesborough, TN 37659

MAIL ENV.
99 JUL 21 AM 10:53

0611255

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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99 JUL 21 AM 10:53

CONVEYANCE	10000.00
CON TX	37.00
PRFEE	1.00
MISC	8.00
ERROR	CO
MISC	8.00-
RECORD	8.00
CFEE	2.00
TOTAL	48.00
CHECK	48.00

07/21/99 01 10:57 0001 5249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493552