

JE 3418
2WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of February, 1999, by and between
KEN RIGGAN and wife, LISA RIGGAN

DON L. McDONALD and wife, HEATHER G. McDONALD

party of the first part, and

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in **MEMPHIS**, County of **SHELBY**, State of Tennessee:

Lot 128, **COLONIAL GARDENS SUBDIVISION**, as shown on plat of record in Plat Book 9, Page 3, in the Register's Office of Shelby County, Tennessee, reference to which plat is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to the grantor(s) herein by warranty deed of record under Register's No. DU 9319, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except 1999 City of Memphis and Shelby County taxes, not yet due and payable, which the parties of the second part hereby assume and agree to pay; and deed restrictions of record in Book 1256, Page 73; and subdivision restrictions, building lines and easements of record in Plat Book 9, Page 3; all in said Register's Office; and as hereinabove set out;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.



KEN RIGGAN



LISA RIGGAN

JE 3418

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **KEN RIGGAN** and wife, **LISA RIGGAN**

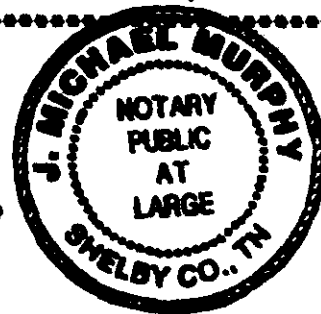
to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and notarial seal at office this 24th day of February, 1999.

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: March 14, 2000



TAX PARCEL NUMBER: 36-74-6

PROPERTY ADDRESS: 915 University Boulevard
Memphis, TN 38107

OWNER'S NAME: DON L. McDONALD and wife, HEATHER G. McDONALD
OWNER'S MAILING ADDRESS: 915 University Boulevard
Memphis, TN 38107

MAIL TAX BILLS TO: FIRST TRUST MORTGAGE COMPANY
P. O. Box 17257
Memphis, TN 38187-0257

THIS INSTRUMENT PREPARED BY AND RETURN TO: J. MICHAEL MURPHY, ATTORNEY
6389 Quail Hollow Rd. Suite 102
Memphis, Tennessee, 38120

TG File #: 408361

MD&W File #: 990095

(wd-1)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is ***** \$118,250.00 ***** , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Handwritten Signature: Don L. McDonald]

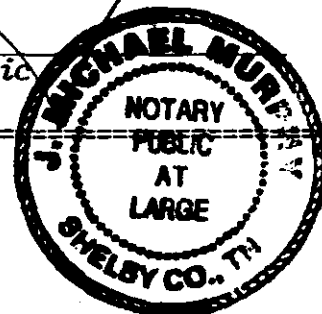
AFFIANT

Subscribed and sworn to before me this 24th day of February, 1999.

[Handwritten Signature]

Notary Public

My Commission Expires: March 14, 2000



State Tax.....\$ 440.71
Register's Fee.....\$ 1.00
Recording Fee.....\$ 8.00

TOTAL.....\$.....

*****THE SPACE BELOW RESERVED FOR REGISTER'S USE ONLY*****

No.	JE 3418
S/C	D DR#6
Pgs.	2 itm.
Val	118,250
STATE TAX	440.71
REGISTER'S FEE	1.00
RECORDING FEE	8.00
O P FEE	2.00
WT <input type="checkbox"/> MISC FEE	
TOTAL	449.53
STATE OF TENNESSEE SHELBY COUNTY GUY B. BATES REGISTER	

JE3418

SHELBY COUNTY
REGISTER OF DEEDS
99 MAR -8 AM 9:04