WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00

TEN AND NO/100 - DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, J. R. Coarsey and W. E. Batey

have bargained and sold, and by these presents do transfer and convey unto the said Joseph W. Riggins and wife, Ruby Virginia Riggins, 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, Tennessee, being part of Lot No. 26 on the Map of Montague, as of record in Book L21, page 129, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Due West Avenue, formerly Belle Camp Highway, at the southeast corner of the property conveyed to Sarah S. Betty by deed of record in Book 1782, page 107, Register's Office for said County, said point being 100 feet east of the southwest corner of said Lot No. 26; thence along Mrs. Betty's east line north 35 deg. east 262.4 feet to an iron pin; thence south 54 deg. 15' east 79.6 feet to an iron pin; thence south 35 deg. west passing through an iron pin at 181 feet, a total distance of 262.4 feet to an iron pin in the north margin of Due West Avenue; thence with the margin of same, north 54 deg. 15' west 79.6 feet to the beginning.

Being the same property conveyed to J. R. Coarsey and W. E. Batey by deed from Sarah Sory Betty and husband, Ben R. Betty, of record in book 3070, page 359, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph W. Riggins and wife, Ruby Virginia Riggins, their heirs and assigns, forever.

And we do covenant with the said Joseph W. Riggins and wife, Ruby Virginia Riggins 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. except 1960 taxes which are prorated and are hereby assumed by the purchasers.

And we, J. R. Coarsey and W. E. Batey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph W. Riggins and wife, Ruby Virginia Riggins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of September 1960

J R Coarsey

W E Batey