BK 3159

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS - - - - - - - -
- DOLLARS

and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and subject to an indebtedness as evidenced by an instrument of record in Book 3025, page 199, Register's Office for Davidson County, Tennessee.

WE, WILLIAM L. RIGGAN AND WIFE, FLOY JEAN RIGGAN, have bargained and sold, and by these presents do transfer and convey unto the said NOEL N. AKERS AND WIFE, VIRGIE G. AKERS 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 Lot No. 157 on the Plan of Eva-Mor Heights Subdivision, as of record in Book 1835, page 30, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Tamworth Drive at the corner of Lots Nos. 157 and 158, thence with the line between said lots northeasterly 223.87 feet to a point; thence easterly 128 feet to a point; thence southerly 28 feet to a point in the corner of Lots 156 and 157, thence with the line between said lots southwesterly 295.3 feet to the margin of Tamworth Drive, thence with the margin of the same northwesterly around a slight curve 55 feet to the beginning.

Being the same property conveyed to William L. Riggan and wife, Floy Jean Riggan, by deed from John H. Wellman and wife, Lois Wellman, of record in Book 3029, page 511, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NOEL N. AKERS AND WIFE, VIRGIE G. AKERS THEIR heirs and assigns, forever.

And WE do covenant with the said NOEL N. AKERS AND WIFE, VIRGIE G. AKERS 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 as above stated.

And WE, WILLIAM L. RIGGAN AND WIFE, FLOY JEAN RIGGAN do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said NOEL N. AKERS AND WIFE, VIRGIE G. AKERS THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of November, 1960

[redacted]

William L. Riggan

Floy Jean Riggan

PG 487