FOR AND IN CONSIDERATION of the sum of One Dollar and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged and in order to vest title to the property hereinafter described in Claudia S. Sexton Riggan, we, Claude O. Riggan and wife, Claudia S. Sexton Riggan, have bargained and sold and by these presents do hereby transfer and convey to R. J. Connor, Trustee, for the purpose of re-conveying said property to the said Claudia S. Sexton Riggan, and with full power to so transfer and convey, his successors and assigns, the following tract or parcel lf land in Davidson County, Tennessee, to wit:

Being part of lot No. 2 on the plan of E. T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in book 332, pages 116 and 126, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cowan Avenue, at the northwest corner of the property conveyed to William Arthur Brown and wife, by deed from W. A. Brown and wife, of record in book 1166, page 75, said Register's Office; thence with said Avenue, northwardly 50 feet to the southwest corner of the property conveyed to Elwood C. Franklin by deed from Mrs. Maggie McKenzie Brown, of record in book 1122, page 595, said Register's Office; thence with said Franklin's southerly line, eastwardly 150 feetto the westerly line of the property conveyed to G. T. Smith and wife by deed from W. A. Brown and wife, of record in book 1305, page 321, said Register's Office; thence with said line, southwardly 50 feet to the northeast corner of said William Arthur Brown property; thence with his northerly line, westwardly 150 feet to the beginning, being the same property conveyed to Claude O. Riggan and wife, Claudia S. Sexton Riggan, by deed of Louise Stephens, Trustee, of record in book 2032, page 185, 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 R. J. Connor, Trustee, as aforesaid, his successors and assigns, forever.

And we do covenant with the said R. J. Connor, Trustee, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said R. J. Connor, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD, for and in consideration of the premises and in order to vest title to the above described land in the said Claudia S. Sexton Riggan in fee simple and pursuant to the power and authority upon me hereinabove conferred, I, the said R. J. Connor, Trustee, have bargained and sold and by these presents do hereby transfer and convey to the said Claudia S. Sexton Riggan, her heirs and assigns, the property above mentioned and described.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claudia S. Sexton Riggan, her heirs and assigns forever.

And I, the said R. J. Connor, Trustee, hereby transfer and assign to the said Claudia S. Sexton Riggan, her heirs and assigns, all of the above covenants and warranties and the full benefit thereof as fully and amply as I, as such Trustee, am authorized so to do, this conveyance by me, however, being made in my capacity as Trustee and for the purposes above stated and not otherwise.

Witness our hands at Nashville, Tennessee this 20th day of November 1962.

Claude O Riggan
Claudia S. Sexton Riggan

R. J. Connor
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. J. Stephens, a Notary Public in and for said County and State, the within Claude O. Riggan and wife, Claudia S. Sexton Riggan and R. J. Connor, Trustee, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 1962.

W. J. Stephens
Notary Public

My commission expires: Oct 28-1963.

NOTARY PUBLIC

33715 X

2 Claude O Riggan, et ux
to Deed
Claudia A. Sexton Riggan

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
29 day
NOV A.D.
at 3:11 o'clock P.M.
Noted in Book 3463 Page 345
Recorded in Book
Recording Fee $2.50
Register
Deputy Reg.