BK 3769

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 12D 35440

SEND TAX NOTICES TO: United Mortgagee Servicing Corp.

ADDRESS: 702 Duke Street, Norfolk 10, Virginia

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by JOSEPH D. JUSTICE, JR. ET UX JO ANNE Y. JUSTICE, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN THOMAS RIGSBY ET UX JOAN B. RIGSBY hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 140 on the Plan of Bellshire Estates, Section V, as of record in Book 2133, page 114, Register's Office for said County.

SAID Lot No. 140 fronts 172.1 feet on the southerly margin of Tuckahoe Drive and back 139.7 feet on the westerly line and 180 feet on the easterly line to a dead line measuring 80 feet thereon.

BEING the same property conveyed to John Thomas Rigsby et ux Joan B. Rigsby by deed from Harold W. Vandercook and Leonard Davidson of record in the Register's Office for Davidson County in Book 3648, page 476.

This conveyance is subject to a loan in the principal amount of $13,800.00, payable to United Mortgagee Servicing Corp. as evidenced by a note dated November 21, 1963 and secured by a Deed of Trust recorded in the Register's Office for Davidson County, Tennessee in Book 3685, page 95 with an unpaid balance of approximately $13,703.35 which the grantees assume.

The grantors hereby transfer the escrow account in connection with said loan to the grantees.

THIS TRACT IS _____ IMPROVED AND SHOWN ON TAX RECORDS AS:

No. Street City Zone State

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 19th day of June, 19 64

John Thomas Rigsby
John Thomas Rigsby

Joan B. Rigsby
Joan B. Rigsby

STATE TAX $ 21.38
PROBATE .50
TOTAL $ 21.88

JUN 22 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 22 1964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, EDWARD SEDDON, Notary Public of the County aforesaid, personally appeared, the within named JOHN THOMAS RIGSBY ET UX JOAN B. RIGSBY 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 19th day of June, 19 64.

Commission expires 11/15/65

Edward Seddon
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of JUN A.D. 1964 at 9:52 A.M. o'clock
Noted in Book 127 Page 302
Recorded in Book ____ Page ____
Fee $2.00
Entered
By Em. Ma Hinton Dep.

SEDDON & WILKINS, ATTORNEYS
FILE: ROW 1, BOX 5

S 037401

WARRANTY DEED

FROM JOHN THOMAS RIGSBY ET UX

TO JOSEPH D. JUSTICE, JR. ET UX

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.