WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

BOOK 4149 PAGE 100

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura B. Largen (NAME:)	United Mortgagee SErvicing Corp (NAME:)	24W 14215
1509 Ferguson Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 117-8
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	Par 139

For and in consideration of the sum of Ten ($10.00) --------

DOLLARS

and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

LEONARD E. RIGGAN AND WIFE, FRANCES E. RIGGAN

have bargained and sold, and by these presents do transfer and convey unto the said

LAURA B. LARGEN, a widow

her **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. 176 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 176 fronts 60 feet on the southerly side of Ferguson Avenue and runs back between parallel lines, 140 feet to an alley.

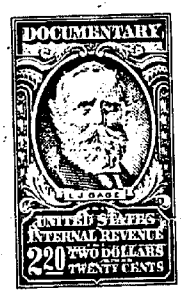
BEING the same property conveyed to Leonard E. Riggan and wife, Frances E. Riggan by deed from L. N. DesLauriers and wife, of record in Book 1286, page 77, Register's Office for Davidson County, Tennessee.

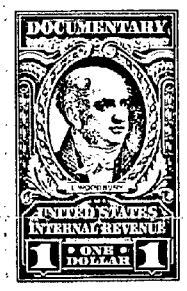
STATE TAX $ 1770
PROBATE .50
TOTAL $ 1820

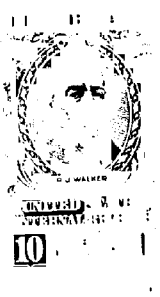
JUN 30 1967

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

PAID JUN 30 1967







This is unimproved ( ) improved ( ) property, known as 1509 Ferguson Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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** 23rd **day of** June, **19** 67

Leonard E. Riggan
Leonard E. Riggan

Frances E. Riggan
Frances E. Riggan

THIS INSTRUMENT WAS PREPARED BY:
PERRY WILKINS JR., ATTORNEY
838 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named Leonard E. Riggan and wife, Frances E. Riggan

the bargainor, S, 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 23rd day of June 19 67

Commission expires 1/13/69

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM LEONARD E. RIGGAN ET UX

TO LAURA B. LARGEN, a widow

78429

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUN 30 4 29 PM '67

NOTED BOOK 116 PAGE 722
RECORDING FEE $ 2.00
DEP. REG. m

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd
Bk 8