FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,800.00

Larry Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1969.

Joel Riggs
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Oct. 20, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joel Riggs & Company, 3813 Cleghorn Avenue, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis T. Bauman Jr., et ux (NAME)	Murphree Mortgage Company (NAME)	Parcel-4D 34192
407 Bonnawood Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Map-74-12-57
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joel Riggs D/B/A Joel Riggs & Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis T. Bauman Jr., and wife, Joyce B. Bauman

HEREINAFTER CALLED THE 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. 626 on the Plan of Hermitage Hills, Section 6, of record in Book 3300, page 10, Register's Office for said County.

SAID LOT No. 626 fronts 76.5 feet on the southerly margin of Bonnawood Drive and runs back between lines, measuring 156.27 feet on the westerly side and 146.2 feet on the easterly side to a dead line in the rear on which it measures 83.7 feet.

BEING the same property conveyed to Joel Riggs d/b/a Joel Riggs & Company, by deed from James Larry Parrish and wife, Loretta A. Parrish, of record in Book 4288, page 825, Register's Office for Davidson County, Tennessee.

Gerry A. Riggs, wife of Joel Riggs joins in this conveyance for the sole and express purpose of releasing any and all rights that she may have or be entitled to in the herein described property especially her marital status.

This is unimproved ( ) improved (X) property, known as 407 (House Number) Bonnawood Drive (Street), Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 hand this 31st day of January, 19 69

Gerry A. Riggs

Gerry A. Riggs

Joel Riggs

Joel Riggs

STATE OF TENNESSEE
Davidson County

BOOK 4307 PAGE 645

Personally appeared before me, Robert F. Jackson III, a Notary Public in and for said County and State, the within named Joel Riggs, individually, D/B/A Joel Riggs & Company, Gerry A. Riggs

the bargainor, 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 31st day of January 1969

Commission expires Nov. 1972

Robert F. Jackson, III
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 Joel Riggs D/B/A Joel Riggs & Company

TO Francis T. Bauman Jr., and wife, Joyce B. Bauman

A 29271

IDENTIF. REFERENCE

FEB 4 1 44 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-43	CONV	16,800.00			
FEB-43	S'TAX		B*	43.68	
FEB-43	PR'FEE		B*	.50	
FEB-43	W'DEED		B*	3.00	* 47.18