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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1969.

Notary Public

MY COMMISSION EXPIRES: May 8, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Murphree Realty Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sam F. Riggan, et ux (NAME) | Owner (NAME) | Map 83-12 |
| 2608 Dixon Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Pal. 190 |
| Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP) | (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, Murphree Realty Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam F. Riggan and wife, Ruby M. Riggan,

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:

Being Lot No. 7 on the Plan of East Towne, Section I, as of record in Book 3700, page 147, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Murphree Realty Company by deed from A & T Builders, Inc., of record in Book 4264, page 780, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4182, page 214, as amended in Book 4234, page 493, and the recorded Plan which shows an Owner's Certificate, certain easements and set-back lines.

This is unimproved (X) improved ( ) property, known as 2608 Dixon Drive (House Number) (Street) Nashville, Tennessee 37206 (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 my hand this 27th day of August, 1969

MURPHREE REALTY COMPANY

By: John W. Murphree
President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Virginia E. Mitchell, a Notary Public within and for the State and County aforesaid, personally appeared John W. Murphree and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Murphree Realty Company the within named bargainor, a corporation, and that (he) as such President and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John W. Murphree as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of August, 19 69.

My commission expires May 8, 1973

Virginia E. Mitchell
Notary Public

WARRANTY DEED

FROM

MURPHREE REALTY COMPANY

TO

SAM F. RIGGAN AND WIFE,

RUBY M. RIGGAN

Mail to Mr. Sam Riggan 3720 Lealand Lane Nash Tenn

453821

IDENTIF. REFERENCE

SEP 12 12 26 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 12 69 | CONV | *4,250.00 | | | |
| SEP 12 69 | S'TAX | | A* | 10.92 | |
| SEP 12 69 | PR'FEE | | A* | .50 | |
| SEP 12 69 | W'DEED | | A* | 3.00 | * 14.42 |