BOOK 1188 PAGE 428

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$12,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 1971

_____ Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben G. Musgrove (NAME)	Mortgage Associates, Inc. (NAME)	16DA-11695
815 Halcyon Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map-118-7
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par.-419

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~~ I, Mrs. Maxie Ann Riggan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben G. Musgrove et ux, Flora N. Musgrove

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:

Lying and being in Davidson County, Tennessee and being more particularly described as follows:

Being a part of the W. D. Gale Land described according to a survey thereof, made February 4, 1915, by John Wilkes, Civil Engineer as follows: Beginning at a point in the southeast intersection of Halcyon Avenue and 9th Avenue South thence eastwardly along the south margin of Halcyon Avenue 75 feet to a point; thence southwardly parallel to 9th Avenue South 142 feet 3inches to the north margin of an alley; thence with same westwardly 75 feet to the east margin of 9th Avenue South thence with the margin of said avenue northwardly 140 feet 6 inches to the point of beginning.

This being the same property conveyed to Maxie Ann Riggan by will of Robert E. Riggan as recorded in Will Book 96, page 504.

This is unimproved ( ) improved (X) property, known as 815 Halcyon Avenue, Nashville, 37204
(House Number) (Street) (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 24th day of March, 19 71

_____ Maxie Ann Riggan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Maxie Ann Riggan

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March 1971.

Commission expires 11/26/73

Edward Seddon
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and 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

MAXIE ANN RIGGAN

TO

BEN G. MUSGROVE ET UX,

FLORA N. MUSGROVE

B 0 8 6 7 2

IDENTIF. REFERENCE

MAR 24 2 12 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

File Buy #5

MAR 24 71	CONV	12,000.00				
MAR 24 71	S'TAX		A*	31.20		
MAR 24 71	PR'FEE		A*	.50		
MAR 24 71	W'DEED		A*	3.00	*	34.70