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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 $14,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 71

Notary Public

MY COMMISSION EXPIRES: FEB. 12, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie G. Riggsbee (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 139
313 Delaware Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 341
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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, Willie K. Flatt and wife, Mildred Juanita Flatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie G. Riggsbee and wife, Wanda A. Riggsbee

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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being known as a part of the Bixler Property and described partly according to a copy of a curvey made by Geo. W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

BEGINNING at a point in the westerly margin of Delaware Avenue 99.5 feet north of the north margin of Burrwood Street; thence westerly 200 feet to a point which is 109 feet north of the north margin of Burrwood Street; thence north 13° 30' east 109 feet to a point, being the southwest corner of the property conveyed to Glenn Dixon and wife, by deed from Lula Huffines, of record in Book 2345, page 412, Register's Office for said County; thence with Dixon's south line north 85° 05' east 200 feet to an iron pin in the west margin of Delaware Avenue; thence with the margin of the same southerly 100 feet to the point of beginning.

BEING the same property conveyed to Willie K. Flatt and wife, Mildred Juanita Flatt, by deed from Bennie Cullom Head and wife, Prudie May Head, of record in Book 2487, page 575, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 313 Delaware Avenue, Nashville, Tennessee
(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 our hand s this 14th day of April, 19 71

Willie K. Flatt

Mildred Juanita Flatt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie K. Flatt and wife, Mildred Juanita Flatt

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 14th day of April 19 71

My Commission Expires FEB. 12, 1975

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
WILLIE K. FLATT, ET UX

TO
JACKIE G. RIGGSBEE, ET UX

B 13726

T
IDENTIF. REFERENCE

May 6 10 52 AM '71

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-6	CONV	14,900.00				
MAY-6	STAX		A*	38.74		
MAY-6	PBFEE		A*	.50		
MAY-6	WDEED		A*	3.00	*	42.24