This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

Map 160
Parcel 33

BOOK 4514 PAGE 316

Send Tax Bills to:
Mrs. Mary Riggan
Franklin Pike Circle
Nashville, Tenn.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid to me by my daughter, CATHERINE RIGGAN HALE, the receipt of which I hereby acknowledge, and the love and affection I have for my daughter, I, MARY W. RIGGAN have bargained and sold and by these presents do hereby transfer and convey unto the said CATHERINE RIGGAN HALE, her heirs and assigns, the hereinafter described tract or parcel of land, but reserving unto myself and my husband, WILLIAM T. RIGGAN, a life estate in and to the property herein conveyed, as well as the use, rents, income, and profits therefrom, so long as either of us shall live, said property being described as follows:

Land in Davidson County, Tennessee, being two parts of the north part of Lot No. 12 on the Map of D. C. Kelley's Subdivision at Brentwood, as of record in Book 421, page 13, Register's Office for said County, described partly according to a survey made by Pete Meyer, on June 7, 1946, as follows:

BEGINNING at a point in the centerline of Old Franklin Pike at the corner of Lots 2 and 12, opposite an iron pin set 21 feet from the centerline of said Road at the corner of Lots 2 and 12; thence leaving said Road, along the line between said lots, south 84 deg. 30' east 268 feet to an iron pin at the common northerly corner of Lots 11 and 12; thence with the line between said lots, south 2 deg. west 225 feet to a point; thence north 84 deg. 30' west 328.3 feet to a point in the centerline of Old Franklin Road; thence with the centerline of the same, north 19 deg. 30' east 127.7 feet to a point and north 14 deg. 45' east 100 feet to the point of beginning.

Being the same property conveyed to Mary W. Riggan by deed from Montie F. Mabry, of record in Book 3573, page 535, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CATHERINE RIGGAN HALE, her heirs and assigns, forever, subject to the life estates which I have herein reserved for myself and my husband, WILLIAM T. RIGGAN, in and to said parcel of land and improvements thereon for and during the natural lifetime of me and my husband.

And I do covenant with the said CATHERINE RIGGAN HALE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I, MARY W. RIGGAN, further covenant and bind myself, my heirs and representative to warrant and forever defend the title to the said parcel of land to the said CATHERINE RIGGAN HALE, her heirs and assigns, against the lawful claims of all persons whomsoever. WILLIAM T. RIGGAN joins in the execution of this Deed for the sole purpose of conveying whatever interest he may have in the herein described property to the grantee herein and joins with the said MARY W. RIGGAN in reserving to her and to him a life estate in said property.

WITNESS our hands at Nashville, Tennessee, this 21 day of June, 1971.

Mary W. Riggan

William T. Riggan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $7,500.00. Affiant: John R. Parker
Subscribed and sworn to before me this 24th day of June 1971
Deputy Register: W. W. Williams

Personally appeared before me, John R. Parker, a Notary Public in and for said County and State, the within named MARY W. RIGGAN and WILLIAM T. RIGGAN, the bargainors, with whom I am personnaly 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 21 day of June, 1971.

John R. Parker
Notary Public

My Commission Expires: 7-31-72

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IDENTIF. REFERENCE

JUN 24 2 12 PM '71

FELIX A. WILLIAMSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 24 71	CONV	*7,500.00			
JUN 24 71 S'TAX			A*	19.50	
JUN 24 71 PB'FEE			A*	.50	
JUN 24 71	W'DEED		A*	3.00	* 23.00