MAIL TO: JOHNSON & EDWARDS, 600 Stahlman Building, Nashville, Tenn. 37201

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

**FROM**

James Bernard Bradley, et ux

**TO**

Kenneth H. Riggs, et ux

For draftsman's use

This instrument prepared by:
JOHNSON & EDWARD
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

BOOK 4550 PAGE 270

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth H. Riggs, et ux (NAME) | Guaranty Mortgage Co. (NAME) | Map 128-14 |
| 8050 Esterbrook Dr. (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Avenue, North (STREET ADDRESS) | Par. 46 |
| Nashville Tenn (CITY) (STATE) (P. O. ZIP) | Nashville, Tn. 37219 (CITY) (STATE) (ZIP) | |

B3651 7

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

NOV 3 10 51 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,592.29 James Bernard Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 71

William T. Bradley
Notary Public

MY COMMISSION EXPIRES: Nov 1, 1972

(AFFIX SEAL)

**For and in Consideration of** the sum of TEN AND NO/100----------

----------($10.00)---------- DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption by the Grantees, herein, and their agreement to pay according to its terms the outstanding principal loan balance of a note secured by deed of trust of record in Book 4126, Page 876, Register's Office Davidson County, Tennessee.

We, James B. Bradley and wife, Jessie E. Bradley, Grantors, herein, have bargained and sold, and by these presents do transfer and convey unto the said Kenneth H. Riggs and wife, Carolyn J. Riggs, Grantees, herein, 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. 59 on the Plan of Harpeth Park, Section 2, of record in Book 3700, Page 58, Register's Office for said County.
SAID Lot No. 59 fronts 87.0 feet on the northerly side of Esterbrook Drive and extends back 177.93 feet on the westerly line and 186.53 feet on the easterly line to a dead line in the rear measuring 101.84 feet.
BEING the same property conveyed James Bernard Bradley and wife, Jessie E. Bradley, by deed from Coleman Realty Company, a Tennessee Corporation, of record in Book 4126, Page 875, Register's Office Davidson County, Tennessee.

NOTE: Grantors, herein, hereby transfer and convey all their right, title and interest in and to escrow account and insurance to the Grantees, herein.

| | | | | | |
|---|---|---|---|---|---|
| NOV-3 | CONV | 18,592.29 | | | |
| NOV-3 | STAX | | A* | 48.36 | |
| NOV-3 | PWFEE | | A* | .50 | |
| NOV-3 | WDEED | | A* | 4.00 | * 52.86 |

BOOK 4550 PAGE 271

WD-2

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**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 Grantor 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.

And Grantors 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.

Witness our hand s this 1st day of November, 19 71

James B Bradly
James B. Bradley

Jessie E. Bradley
Jessie E. Bradley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Bradley and wife, Jessie Bradley,

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 1st day of November, 19 71

William T. Rudy Jr., Notary Public.

Commission expires Nov. 1, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____.