WARRANTY DEED

BOOK 4565 PAGE 20

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Riggs, et ux (NAME)	Same (NAME)	Map 44-7
27 Jones Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pc. 12 pw
Old Hickory, Tenn. 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 (10.00)----------
---------- *DOLLARS*
cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

(THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201)

We, AUBREY FRANCIS JOHNSON and REBECCA W. HITT, tenants in common,
/
have bargained and sold, and by these presents do transfer and convey unto the said ROBERT E. RIGGS and wife, RITA L. RIGGS, 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. 13A on the Plan of the Resubdivision of Lot No. 13, River Vista, as of record in Book 2854, page 147, Register's Office for said County.

Said Lot No. 13A fronts 93 feet on the northeasterly side of Jones Circle, as measured around a curve, and extends back 249 feet more or less on the southerly line and 410.9 feet more or less on the northwesterly line, to the water line of the Cumberland River, on which it measures 306 feet more or less, per Surveyor's Certificate, as of record in Book 3183, page 426, and including but excluding a part of an 0.34 acre tract, more or less, conveyed to United States of America, by an instrument of record in Book 2148, page 126, which is a strip along the water line of the Cumberland River.

Being the same property conveyed to the undersigned grantors as husband and wife, by deed from Modern Home Construction Co., Inc., of record in Book 3184, page 109, Register's Office for said County.

Said property is conveyed subject to owner's certificate and setback line and easements as shown on the plan of the Resubdivision of Lot No. 13, River Vista, as of record in Book 2854, page 147, said Register's Office; and subject to restrictions of record in Book 1748, page 138, as amended by instrument of record in Book 2447, page 151, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 36,000.00
Subscribed and sworn to before me, this the 22nd day of December 19 71
Affiant
My commission expires by Commission Expires April 6, 1974
Notary Public

B 4 3 0 0 1.

BOOK 4565 PAGE 21

IDENTIF. REFERENCE

Dec 30 11 17 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC30=	CONV	36,000.00			
DEC30=STAX			A*	93.60	
DEC30=PRFEE			A*	.50	
DEC30=	WDEED		A*	6.00	* 100.10

This is unimproved ( ) improved (X) property, known as 27 Jones Circle, Old Hickory, Tennessee 37138
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Riggs and wife, Rita L. Riggs, 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.*

And we, Aubrey Francis Johnson and Rebecca W. Hitt, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert E. Riggs and wife, Rita L. Riggs, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 22nd *day of* December, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Aubrey Francis Johnson
Rebecca W. Hitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dolores K. Robertson, a Notary Public in and for said County and State, the within named Aubrey Francis Johnson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 19 71.

Dolores K. Robertson, Notary Public.

Commission Expires 10-29-75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named Rebecca W. Hitt

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 22nd day of December, 19 71.

Eunice Miller, Notary Public.

Commission Expires November 13, 1973

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 _____