BOOK 4682 PAGE 361

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Charles Q. Mattingly	Fidelity Federal Savings & Loan Assn.	
(NAME) 621 River Rouge Drive	(NAME) Third Avenue North	90-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	3 pd
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Charles Q. Mattingly and wife, Janet L. Mattingly, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Charles Q. Mattingly and wife, Janet L. Mattingly have assumed and agree to pay the unpaid balance of an original indebtedness of $21,600.00, secured by Deed of Trust of record in Book 4557, page 686, Register's Office for Davidson County, Tennessee.

We, Jack M. Rigsby and wife, Geraldine M. Rigsby

have this day bargained and sold, and do hereby transfer and convey unto the said
Charles Q. Mattingly and wife, Janet L. Mattingly, their

XXXXXX *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 640, on the Plan of Charlotte Park, Section X, as of record in Book 2900, page 78, Register's Office for said County.

Said Lot No. 640 fronts 76.0 feet on the westerly side of River Rouge Drive and extends back 269.0 feet on the northerly line and 295.6 feet on the southerly line, to the surveyed base line, on which it measures 76.0 feet, and extends back further to this line marking edge of water as of December, 1959, and measures 75 feet, more or less thereon.

Being the same property conveyed to Jack M. Rigsby and wife, Geraldine M. Rigsby, by deed from Alvin W. Terrell and Son, Inc., a Tennessee corporation, of record in Book 3430, page 239, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,900.00

Subscribed and sworn to before me, this the 20th day of February, 19 73

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 621 River Rouge Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Charles Q. Mattingly and wife, Janet L. Mattingly, their

XXXXXX *(successors),*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Charles Q. Mattingly and wife, Janet L. Mattingly, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 20th *day of* February, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack M. Rigsby
JACK M. RIGSBY

Geraldine M. Rigsby
GERALDINE M. RIGSBY

BOOK 4682 PAGE 362

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E Nacey, a Notary Public in and for said County and State, Jack M. Rigsby and wife, Geraldine M. Rigsby

the within named bargainors, 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 20th day of February, 1973.

Mary E Nacey
Notary Public

Commission expires 4/25/76

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

2/9/22

WARRANTY DEED

FROM

Jack M. Rigsby et ux.

TO

Charles Q. Mattingly et ux.

B 9 5 4 3 0

IDENTIF. REFERENCE

FEB 21 10 37 AM '73

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

FEB21 73	CONV	32,900.00				
FEB21 73	S'TAX		A*	85.54		
FEB21 73	PR'FEE		A*	.50		
FEB21 73	W'DEED		A*	4.00	*	90.04

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE