(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.) James A. Lesemann

# WARRANTY DEED

BOOK 4690 PAGE 395

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JOHN W. RIGGLE, ET UX | Murphree Mortgage Company | GO-06711 |
| (NAME) | (NAME) | |
| 449 Janette Avenue | 226 3rd Avenue North | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, Tennessee | Nashville, Tennessee | |
| (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 the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness payable to Murphree Mortgage Company, in the original principal amount of $14,300.00; and secured by a deed of trust executed bv P. L. Kemper and wife, to L.M. Nelson, Trustee, of record in Book 4231, page 165, Register's Office for Davidson County, Tennessee;

We, P. L. KEMPER AND WIFE, JEAN KEMPER, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~the~~ JOHN W. RIGGLE AND WIFE, STELLA MARGARET RIGGLE their ~~XXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Gateway, Section I, as of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot fronts 75 feet on the southerly side of Janette Avenue and runs back 174.07 feet more or less on the easterly line and 176.82 feet more or less on the westerly line, to Dry Creek and measures 75 feet more or less.

Being the same property conveyed to P. L. Kemper and wife, Jean Kemper, by deed from Jones Lumber Company, Incorporated, of record in Book 4231, page 163, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to restrictive covenants in Book 3344, page 582; setback line, easements and other limitations as shown on Plan of record in Book 3300, pages 39 and 40; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 4th day of Jan 73, Affiant Margaret C. Vargus

19 73

My commission expires: Oct - 22 - 73 (Affix Seal) Notary Public William E. Mi[illegible]

This is unimproved ( ) improved (X) property, known as 449 Janette Avenue, Goodlettsville, 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 grantees, their ~~XXXXXXX~~ 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, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their ~~XXXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 4th day of ~~December~~ January, 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.

X Jean Kemper (Jean Kemper)

X Paul Kemper (P. L. Kemper)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* P. L. Kemper and wife, Jean Kemper,

*the within named 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* Hendersonville Tennessee
*this* 4th *day of* ~~December~~ January, 19 73.

*Commission expires* Oct-22-1973 William E. McKee *Notary Public*

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* .....

**WARRANTY DEED**

FROM
P. L. KEMPER ET UX

TO
JOHN W. RIGGLE, ET UX

MAR 20 73 CONV 18,000.00
MAR 20 73 S'TAX A* 46.80
MAR 20 73 PR'FEE A* .50
MAR 20 73 W'DEED A* 4.00 * 51.30

Mr. Geo. F. Harris Realty
110 Saunders Ferry Road.
Hendersonville, Tenn.
37075

B 9 8 8 8 6

IDENTIF. REFERENCE

MAR 20 12 16 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS