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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Steven Riggan and wife, Leland Riggan

TO
David Babbit and wife, Teresa Babbit

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Richard D. Taylor, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Babbit, et ux (NAME)	First Federal Savings & Loan (NAME)	Map 104-13
3617 Valley Vista Rd. (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par 202
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	7DA2445

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 21 2 11 PM '74

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

6391 93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,800.00 David C. Babbit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 1974

Elizabeth F. Sloan
Notary Public

MY COMMISSION EXPIRES: Nov. 29, 1975

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) and no/100 ---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement of the grantees herein to assume the balance of $12,247.20 due on a note payable to First Federal Savings & Loan Association secured by a deed of trust of record in Book 4562 , page 351 , Register's Office for Davidson County, Tennessee.

We, Steven K. Riggan and wife, Leland S. Riggan have bargained and sold, and by these presents do transfer and convey unto the said David Babbit and wife, Teresa Babbit 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. 17 of Block "B" on the Map of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County.

Said Lot No. 17 fronts 60 feet on the southwesterly side of Valley Vista Road and runs back between lines 132.9 feet on the northwesterly line and 126.81 feet on the southeasterly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Steven K. Riggan and wife, Leland S. Riggan by deed from Miriam Whitaker as of record in Book 4562, page 349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to recorded setback lines applicable to said property.

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This is ~~unimproved~~ improved (X) property, known as 3617 Valley Vista Road, Nashville, Tn.
(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 David Babbit and wife, Teresa Babbit their heirs and assigns, forever.

And we do covenant with the said David Babbit and wife, Teresa Babbit 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 Steven K. Riggan and wife, Leland S. Riggan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David Babbit and wife, Teresa Babbit heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 18 day of January, 19 74

Steven K. Riggan
Steven K. Riggan

Leland S. Riggan
Leland S. Riggan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth F. Sleger, a Notary Public in and for said County and State, the within named Steven K. Riggan and wife, Leland S. Riggan

the 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 18th day of Jan., 19 74

Elizabeth F. Sleger, Notary Public.

ELIZABETH F. SLEGER NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires Nov. 19, 1975

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 ..... JAN21'75 SELF-ASSD TAX A* 64.48

Witness my hand and seal, at office in ..... JAN21'75 PD FEE A* .50

this ..... day of ..... JAN21'75 W DEED A* 4.00 * 68.98, 19 .....

....., Notary Public.

Commission expires .....