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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Homer A. Sprague and wife,
Joyce A. Sprague

TO
Steven Riggan and wife,
Leland Riggan

For draftsman's use

THIS INSTRUMENT PREPARED BY:
Richard D. Taylor, Attorney
GLASGOW, ADAMS & TAYLOR
300 James Robertson Parkway
Nashville, Tennessee 37201

mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Riggan et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	MAP 104-13
3630 Valley Vista Road (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par 191
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T
JAN 21 2 12 PM '74
FELIX Z. DANSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$30,000.00 Steven R. Riggan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: April 27, 1975

(AFFIX SEAL)

C391'95

For and in Consideration of the sum of Ten ($10.00)---------- 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 a loan from Fidelity Federal Savings & Loan Association secured by a deed of trust of record in Book 4585, page 533, Register's Office for Davidson County, Tennessee,

we, Homer A. Sprague and wife, Joyce A. Sprague have bargained and sold, and by these presents do transfer and convey unto the said

Steven Riggan and wife, Leland Riggan

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 20 feet of Lot No. 4 and the northwesterly 60 feet of Lot No. 5, of Block A, on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County, as follows:

Beginning on the northerly margin of Valley Vista Road at a point 20 feet west of the corner of Lots Nos. 4 and 5; thence with the northerly margin of said Road, eastwardly 80 feet to the corner of Lots Nos. 5 and 6, the southwest corner of the property conveyed to James A. Litton and wife, by deed from George D. West and wife, of record in Book 2444, page 391, said Register's Office; thence with the westerly line of said Litton property, northwardly 189.08 feet, more or less, to the northerly line of said subdivision, at a point 12 feet west of the northeast corner of said Lot No. 5; thence with the northerly line of said subdivision, westwardly 68 feet to a point 20 feet west of the northeast corner of said Lot No. 4; thence southwardly 192.68 feet, more or less, to the beginning.

Being the same property conveyed to Homer A. Sprague and wife, Joyce A. Sprague by deed from Murray M. Nicholson and wife, Ann M. Nicholson of record in Book 4585, page 531, Register's Office for Davidson County, Tennessee.

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This { unimproved / X improved } property, known as 3630 Valley Vista Road, Nashville, Tennessee
(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 Steven Riggan and wife, Leland Riggan their heirs and assigns, forever.

And we do covenant with the said Steven Riggan and wife, Leland Riggan 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, Homer A. Sprague and wife, Joyce A. Sprague do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Steven Riggan and wife, Leland Riggan, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 2 day of JANUARY, 19 74

Homer A Sprague
Homer A. Sprague

Joyce A. Sprague
Joyce A. Sprague

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Richard Baruzzini, a Notary Public in and for said County and State, the within named Homer A. Sprague and wife, Joyce A. Sprague

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 2nd day of January 19 74

BARUZZINI NOTARY PUBLIC DAVIDSON COUNTY TENN.

Richard Baruzzini, Notary Public.

Commission expires July 27, 1977

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 .....

JAN21 CONV 30,000.00
JAN21 TAX A* 78.00
JAN21 PRFEE A* .50
JAN21 DEED A* 4.00 * 82.50

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

....., Notary Public.

Commission expires .....