This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

# WARRANTY DEED

BOOK 4788 PAGE 993

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Lawrence Riggens (NAME) | The Lomas & Nettleton Company (NAME) | Map 61-10 |
| 1014 Horseshoe Drive (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | Parcel 176 |
| MXX Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10.00 OVC ..... TEN AND NO/100---------- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated _____, and filed for record _____, 19____, in the office of the recorder of deeds of Davidson County, Tennessee in Book ____, page _____, and note of even date thereby secured, in the original principal amount of $_____ payable to The Lomas & Nettleton Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Kenneth L. Steely and wife, Melissa Ann Steely under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

*have this day bargained and sold, and do hereby transfer and convey unto the said* We, Kenneth L. Steely and wife, Melissa Ann Steely

Michael Lawrence Riggens, his

..... *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Lot No. 8 on the Map of Locust Grove Estates, of record in Book 1424, page 11, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Kenneth L. Steely and wife, Melissa Ann Steely by deed from David P. Wilkes and wife, Judy H. Wilkes of record in Book 4471, page 55, Register's Office of Davidson County, Tennessee.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,217.34

Subscribed and sworn to before me, this the 15th day of February, 1974

Affiant Michael Lawrence Riggins

My commission expires: 11/17/76 (Affix Seal)

Notary Public Carrie H. Floyd

This is unimproved ( ) improved (X) property, known as 1014 Horseshoe 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* MICHAEL LAWRENCE RIGGENS, his ..... *(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* MICHAEL LAWRENCE RIGGENS, his *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand this 15th day of February, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth L. Steely
Kenneth L. Steely

Melissa Ann Steely
Melissa Ann Steely

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* the undersigned authority *, a Notary Public in and for said County and State,* Kenneth L. Steely and wife, Melissa Ann Steely

*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* Madison *Tennessee, this* 15th *day of* February *, 19*74*...*

Deanie G. Floyd *Notary Public*

*Commission expires* 11/17/76

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* ...

FEB19 74 CONV 17,217.34
FEB19 74 S'TAX A* 44.72
FEB19 74 PR'FEE A* .50
FEB19 74 W'DEED A* 4.00 * 49.22

WARRANTY DEED

FROM
Kenneth L. Steely et ux

TO
Michael Lawrence Riggens

C 4 2 3 1 0

IDENTIF. REFERENCE

FEB 19 8 53 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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