BOOK 4894 PAGE 118

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Sorani and Joe Wall	SAME	83-I2-I90
(NAME)	(NAME)	
138 Harris Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the *Dollars,* receipt of which is hereby acknowledged, we, SAM F. RIGGAN AND WIFE, RUBY M. RIGGAN, hereinafter called the grantors- ----------

have this day bargained and sold, and do hereby transfer and convey unto the said JERRY SORANI AND JOE WALL

their *(successors), heirs and assigns,*

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

Being Lot No.7 on the Plan of East Towne, Section One, as of record in Book 3700, Page 147, Register's Office for said County, to which Plan reference is here made for more complete and accurate description.

Being the same property conveyed to Sam F. Riggan and wife, Ruby M. Riggan by deed from Murphree Realty Company as of record in Book 4364, Page 338, Register's Office office of said County.

This conveyance is made subject to restrictions of record in Book 4182, Page 214, as amended in Book 4234, Page 493 and certain easements and setback lines.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000

Subscribed and sworn to before me, this the 29th day of November, 1974

Affiant

My commission expires: 11-3-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2608 Dixon Drive (House Number) Nashville (Street) TN. 37206 P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JERRY SORANI AND JOE WALL

and their *(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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JERRY SORANI AND JOE WALL

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 29th *day of* November, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sam F. Riggan

Ruby

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam F. Riggan and Wife, Ruby M. Riggan,

the within named bargainor, 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 29th day of November, 19 74.

William H. Dorr
Notary Public

Commission expires 11-3-76

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 _____

MAR-6 75	CONV	27,000.00			
MAR-6 75 S'TAX			A*	70.20	
MAR-6 75 PR'FEE			A*	.50	
MAR-6 75	W'DEED		A*	4.00	* 74.70

WARRANTY DEED

FROM
SAM F. RIGGAN ET UX

TO
JERRY SORANI and JOE WALL

This instrument was prepared by J.B.Annam, Atty. At Law
699 W. Main St.
Hendersonville, TN.

C 89767

IDENTIF. REFERENCE

MAR 6 12 50 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238