WARRANTY DEED

BOOK 4925 PAGE 5

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel T. Riggs (NAME)	SAME (NAME)	70A - 5675
807 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ($10.00)

DOLLARS

paid in cash, and other good and valuable consideration received from the grantee hereinafter named; we,

JUN 20 75 CONV 55,000.00
JUN 20 75 S TAX A* 143.00
JUN 20 75 PR FEE A* .50
JUN 20 75 W DEED A* 8.00 * 151.50

This instrument was prepared by James C. Summers, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

WILLIAM A. TRIMBLE and BENSON TRIMBLE,

have bargained and sold, and by these presents do transfer and convey unto the said grantee,

JOEL T. RIGGS, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:

Land in Davidson County, Tennessee, being a portion of the easterly part of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 141, Register's Office for said County, described as follows:

Beginning at a point on the line in the center (100 feet on each side) of Lot No. 31 on said plan, 265 feet from the easterly margin of Timber Lane, formerly Parker Avenue and Maplewood Avenue, said point being the northeasterly corner of the southern one-half of Lot No. 31 conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al., of record in Book 770, page 338, said Register's Office; thence from this point eastwardly 77.5 feet to a point on the westerly boundary line of Block 5 on the plan of the Stokes Tract, as of record in Book 974, page 24, said Register's Office; thence southwestwardly 119.5 feet to a point; thence westwardly 6 feet to a point on the eastern boundary line of a part of Lot 31 and 32; thence northwardly along this line 100 feet to the beginning.

Being part of the property conveyed to Bernice B. Trimble by deed of Paul T. Manchester and wife, Emiline S. Manchester, of record in Book 3613, page 615, said Register's Office.

TRACT II:

Being a part of Lots No. 31 and 32 on the map of the Forest Park Land Improvement Company's Subdivision as of record in Book No. 161, page 144, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Timber Lane, formerly Maplewood Avenue, at a point 100 feet south of the corner of Lots No. 30 and 31, it being the southwest corner of the lot conveyed to Wm. S. Riddle, Jr.; thence east with the south line of the said Wm. S. Riddle, Jr. 265 feet to a point; thence at right angles south 108 feet 6 inches to a point; thence south 35° West 100 feet 6 inches; thence West 206 feet to a point in the easterly margin of Timber Lane, formerly

Maplewood Avenue; thence north with the easterly margin of Timber Lane 190 feet to the beginning.

TRACT III:

A certain tract or parcel of land in the Seventh, formerly the Eleventh Civil District of Davidson County, Tennessee, being a part of Lot No. 1 on the plan of the Samuel Watkins Farm lands, described as follows:

Beginning at a point in the westerly line of the E. L. Hampton Stokes tract, which point is 108 feet 6 inches south of, and at right angles with, the southeast corner of the lot conveyed to Wm. S. Riddle, Jr., said point being also 10 feet 6 inches South 35° West from the southeast corner of Lot No. 31 on the plan of Forest Park Land Improvement Company's Subdivision as aforesaid; thence South 35° West 100 feet 6 inches to a point; thence East 59 feet to a point; thence at right angles North 81 feet 6 inches to the beginning, containing 2417 square feet.

Tracts II and III being the same property conveyed to Mrs. Bernice Benson Trimble by deed from Hattie Hampton Swann and husband, Raymond Swann, and E. L. Hampton and wife, Lula R. Hampton, as of record in Book 770, page 338, Register's Office for said County.

All of Tracts I, II and III above being the same property inherited from Bernice Benson Trimble Darden by her two sons, William A. Trimble and Benson Trimble, by will of Bernice Benson Trimble Darden, she having died on June 12, 1974, and her will having been probated on July 9, 1974 of record in Minute Book 232, page 325, and Will Book 110, page 627, Probate Court Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Myrtle French Trimble
Affiant

Subscribed and sworn to before me this 10th day of June, 1975.

J. C. Summers
Notary Public

MCE: 9/12/76

This is improved (X) unimproved ( ) property, known as 807 Timber Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* grantee, his heirs and assigns, *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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6th *day of* June, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William A. Trimble

Benson Trimble

Myrtle French Trimble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4925 PAGE 7

Personally appeared before me, Dorothy Lackey, a Notary Public in and for said County and State, the within named ~~William A. Trimble~~ Benson Trimble, and wife, Myrtle French Trimble,

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 9th day of June, 19 75.

Dorothy Lackey, Notary Public.

Commission Expires 11-3-76

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, Walter S. Furbee, a Notary Public in and for said County and State, the within named William A. Trimble

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ormond Beach, Florida, this 6th day of June, 19 75.

Walter S. Furbee, Notary Public.

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JAN. 20, 1976
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Commission Expires

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

WILLIAM A. TRIMBLE and

BENSON TRIMBLE

mail TO

JOEL T. RIGGS

2319 Crestmoor Rd

Nashville

00 3659

IDENTIF. REFERENCE

JUN 20 10 23 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4925 PAGE 8

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE