This Instrument Prepared By:
David B. Herbert, Atty.
Nashville, Tennessee

5037 PG 899

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
21-0-83	George D. Riddle, et ux	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-39830	5100 Rawlings Road	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

JUN22'76 CONV 65,000.00
JUN22'76 S'TAX B* 169.00
JUN22'76 PB'TEE B* .50
JUN22'76 W'DEED B* 4.00 * 173.50

HOWARD FRUTIGER and wife, AGNES R. FRUTIGER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE D. RIDDLE and wife, CAROL M. RIDDLE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND situated in the 14th District of Davidson County, Tennessee, and being on the north side of the north section of Bernard Road, and known as Rawlings Road, and more particularly described according to a certain unrecorded survey of Ralph W. C. Lambert, dated May 29, 1976, as follows: BEGINNING at an iron railroad spike located in the center line of Rawlings Road, said spike being located 1,838 feet, more or less, from the northwesterly intersection of Rawlings Road, with Highway 112 (Clarksville Highway); thence North 0.00°11'22" West 1,115.51 feet to an iron pin located in the center line of a lane; thence South 77° West 775.5 feet to an iron pin and a fence corner; thence following said fence, South 1° 50' West 820.5 feet to an iron pin in the fence line; thence North 86° 06' East 371.8 feet to an iron pin; thence South 1°50' West 175.0 feet to the center line of Rawlings Road; thence following the center line of Rawlings Road, North 86° 6' East 421.2 feet to the point of beginning, said tract containing 17.205 acres, more or less.

Being part of the property conveyed to Howard Frutiger by deed from Jacob Frutiger and Elizabeth Frutiger of record in Book 782, page 780, Register's Office for Davidson County, Tennessee.

Agnes R. Frutiger, wife of Howard Frutiger, joins in for the purpose of conveyance of this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1976 taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of June, 1976.

Howard Frutiger
HOWARD FRUTIGER

Agnes R. Frutiger
AGNES R. FRUTIGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Howard Frutiger and wife, Agnes R. Frutiger,

the 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 Nashville, Tennessee, this, the 18th day of June, 1976.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 1976

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

D 5 4 9 4 7

WARRANTY DEED
DBH:jpr

FROM
HOWARD FRUTIGER AND WIFE,
AGNES R. FRUTIGER

TO
GEORGE D. RIDDLE AND WIFE,
CAROL M. RIDDLE

IDENTIF. REFERENCE

JUN 22 2 17 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public