This Form furnished by Attorneys Title Company, Inc.

BOOK 5100 PAGE 704

Form No. WD-2

**FROM**

Robert E. Felton and wife, Thelma H. Felton

**TO**

Joel T. Riggs

For draftsman's use

Prepared by and return to:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joel T. Riggs (NAME) | Lomas & Nettleton (NAME) | 07DA 33120 |
| 807 Timber Lane (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Ave. (STREET ADDRESS) | 116-16 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, Va. 23451 (CITY) (STATE) (ZIP) | 37 pw |

D 8 2 8 6 0

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

DEC 28 10 08 AM '76

FEL... REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,930.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF December 19 75

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of Ten & ----------No/100

----------($10.00)---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated in the original principal amount of $15,100.00 payable to Lomas and Nettleton Company with interest as set out in said note, and said debt secured by a Deed of Trust of record in Book 3723, page 317, Register's Office for Davidson County, for the payment of which debt a lien is expressly retained by the undersigned Grantors on the property herein conveyed.

Robert E. Felton and wife, Thelma H. Felton have bargained and sold, and by these presents do transfer and convey unto the said Joel T. Riggs, unmarried his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Evergreen Heights, Part II, as of record in Book 1835, page 19 Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 115 feet on the westerly side of Copeland Drive and runs back 206.3 feet on the north line and 186.9 feet on the south line to a dead line in the rear, measuring 101.3 feet thereon.

Being the same property conveyed to Robert E. Felton and wife, Thelma H. Felton by deed from Harry Hersh and wife, Evelyn E. Herse of record in Book 3610, page 415, Register's Office for Davidson County, Tennessee, the said Robert E. Felton having since died.

BOOK 5100 PAGE 705

WD-2

This is (  ) unimproved (X) improved property, known as 4011 Copeland Drive, 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 Joel T. Riggs, unmarried his heirs and assigns, forever.

And I do covenant with the said Joel T. Riggs, unmarried that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Thelma H. Felton do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Joel T. Riggs, unmarried heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of December, 1976

BY: Thelma H. Felton
Thelma H. Felton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma H. Felton the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 23rd day of December, 19 76

Sandra G. Floyd, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires 1/29/78

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 V.P.

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

DEC28 COUNTY TAX $ 82.94
DEC28 STATE FEE $ .50
DEC28 W'DEED $ 4.00 * 87.44

....., Notary Public.

Commission expires .....