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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

X [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 1977.

[signature] Notary Public

MY COMMISSION EXPIRES: 1-3-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Ruben, Attorney 325 Plus Park Blvd. Nashville, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Green, Et Ux (NAME)	Baker Mortgage Corporation (NAME)	MAP 33-16
449 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Expressway N. E. #200 (STREET ADDRESS)	Parcel 36
Goodlettsville. TN. 37072 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	GO- 06711

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 RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John W. Riggle and wife Stella Margaret Riggle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Green and wife Rosalyn E. Green

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 75 on the Plan of Gateway, Section I, as of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot fronts 75 feet on the southerly side of Janette Avenue and runs back 174.07 feet more or less on the easterly line and 176.82 feet more or less on the westerly line, to Dry Creek and Measures 75 feet more or less.

Being the same property conveyed to John W.Riggle and wife Stella Margarer Riggle by deed from P. L. Kemper and wife, Jean Kemper, of record in Book 4690, page 395 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants in Book 3344, page 582; setback line, easements and other limitations as shown on Plan of record in Book 3300, pages 39 and 40; said Register's Office.

This is { } unimproved { X } improved property, known as 449 Janette Avenue, Goodlettsville, Tennessee 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 11 day of March, 19 77

[signature] John W. Riggle

[signature] Stella Margaret Riggle

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STATE OF TENNESSEE
Davidson County } New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Riggle and wife Stella Margaret Riggle

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 Lawston New York, Tennessee, this 11 day of March 1977

Commission expires _____ 19 79

John D. MacArthur
Notary Public

STATE OF TENNESSEE
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

FILE BOX 3

WARRANTY DEED

FROM
John W. Riggle, Et Ux

TO
James H. Green, Et Ux

094542 mail from.

IDENTIF. REFERENCE

MAR 21 9 49 AM '77

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

MAR 21 77	CONV	25,000.00			
MAR 21 77	S'TAX		B*	65.00	
MAR 21 77	PR'FEE		B*	.50	
MAR 21 77	W'DEED		B*	4.00	* 69.50