This instrument prepared by: Homer K. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail

BOOK 5139 PAGE 40

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES H. RIDDLE, ET UX	SAME	57-1
(NAME) 539 Neely's Bend Road	(NAME)	163
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	11 D 42700
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

JAMES T. EVENSON AND WIFE, HELEN F. EVENSON, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES H. RIDDLE AND WIFE, EULA B. RIDDLE, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, and being a portion of the whole parcel of Lot 25 on the Plan of the Subdivision of B. H. and Margaret Franklin's six acre tract as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee, and described according to a survey made by Harvey Gee on October 1, 1958, as follows:
Beginning at an iron pin in the northerly margin of Neely's Bend Road, being the southeasterly corner of this tract, running thence with the northerly margin of Neely's Bend Road, North 79 deg. 20' West 65 feet to a point; thence North 15 deg. 30' East 141.7 feet to an iron pin; thence North 53 deg. 30' East 100 feet to an iron pin; thence South 51 deg. 58' East 54 feet to an iron pin; thence South 29 deg. 9' West 200 feet to the point of beginning.

Being the same property conveyed to James T. Evenson and wife, Helen F. Evenson, by deed from Jerry Wayne Maddron, of record in Book 5072, page 265, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,011.96

Subscribed and sworn to before me, this the 20th day of April 19 77

Affiant James T. Evenson

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn T. Mahoney

This is improved (XX) unimproved ( ) property, known as 539 Neely's Bend Road, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, 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, except as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 20th day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James T. Evenson

Helen F. Evenson

BOOK 5139 PAGE 41

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. EVENSON AND WIFE, HELEN F. EVENSON, the within named 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 Madison Tennessee, this 20th day of April, 1977.

Carolyn F. Mahoney
Notary Public

My Commission expires 3/15/81

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.....

APR 22 77 CONV 12:011.99
APR 22 77 S'TAX B* 31.20
APR 22 77 PR'FEE B* .50
APR 22 77 W'DEED B* 4.00 * 35.70

WARRANTY DEED

FROM

JAMES T. EVENSON, ET UX

TO

JAMES H. RIDDLE, ET UX

E 00104

IDENTIF. REFERENCE

APR 22 1 53 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115