This instrument prepared by:
John W. Kelley, Attorney
23rd Flr. L & C Tower, Nashville, TN.

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 132-6-39 | Mr/Mrs H. Raymond Ligon<br>4107 Franklin Rd.<br>Nashville, TN. | New Owner |
| FIELD BOOK NUMBER(S)<br>OH2715 | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)<br>4107 Franklin Road | LOAN OR ACCOUNT NO. |
| | | PROPERTY IS [xx] 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) and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOV10 CONV 94,500.00
NOV10 S'TAX B* 245.70
NOV10 PR'FEE B* .50
NOV10 W'DEED B* 4.00 * 250.20

SUSAN F. HARVIN, Conservator of the Estate of Sue Massey Fessey

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. RAYMOND LIGON and wife, MARIAN P. LIGON

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:

Being a tract of land on the west side of Franklin Pike, being a part of the land known as John Thompson's Farm and parts of Lots Nos. 4 and 5 of the Mullen Lands, as of record in Minute Book 1, page 103 of the Chancery Court at Nashville, described partly according to an old survey made by W.B. Southgate, August 16, 1920, as follows:

BEGINNING at a point in the west margin of the present Franklin Pike in the east line of a 30 foot strip of ground that was originally part of the right of way of the Franklin Interurban Railroad, lying along the west margin of said Franklin Pike, said Interurban Railroad having been abandoned, said point being north 82 degrees east 30 feet from a post at the northeast corner of the A. M. Hagan 12.62 acre tract; thence crossing said abandoned right of way and along the north line of the Hagan land, south 82 degrees west 750 feet more or less to an iron pin at the southeast corner of a tract of 4.1 acres conveyed to Currey L. Turner and wife, by deed from George M. White and wife, as of record in Book 1258, page 331; thence along Turner's east line, north 2 degrees west 250.5 feet to point being an iron pin in the south line of the property formerly belonging to Mary D. White and subsequently conveyed to C. L. Turner by deed of record in Book 1218, page 390; thence along Turner's south line, north 82 degrees east 697.4 feet to a point in the east line of the abandoned right of way of the said Frankling Interurban Railroad in the west line of the said Franklin Pike; thence with the line of the same, south 8 degrees east 250 feet to a point, the beginning.

Being the same property conveyed to W. Frank Fessey and wife, Sue M. Fessey, by deed from James M. White, Guardian for George M. White, as of record in Book 1762, page 562, the said W. Frank Fessey having since died, and the said property now being vested in Susan F. Harvin, Conservator of the Estate of Sue Massey Fessey, Docket #60229, Chancery Court for Knox County, a certified copy of which is of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

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.

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 4th day of November, 197 .

Susan F. Harvin
Susan F. Harvin
Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5221 PAGE 74

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 _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____

*Notary Public*

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STATE OF TENNESSEE
COUNTY OF KNOX

Before me, Richard L. Baker, a Notary Public in and for the State and County aforesaid, personally appeared the within named Susan F. Harvin, Conservator of the Estate of Sue Massey Fessey

the bargainor(s), 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 Knoxville, Tennessee, this, the 4 day of November, 19 77.

My commission expires: 10-23-78

*Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TN.

NOTARY PUBLIC KNOX COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 77

MY COMMISSION EXPIRES: 8-20-78 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

SUSAN F. HARVIN, CONSERVATOR

TO

H. RAYMOND LIGON AND WIFE

E 3 6 1 3 2

IDENTIF. REFERENCE

Nov 10 3 15 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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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*