ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Steve R. Smith (NAME)	Same (NAME)	90-8
Rt. 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	207
Pegram, TN 37143 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Two Thousand Eight Hundred and Fifty and 00/100 ($2,850.00) DOLLARS

cash in hand paid by Grantee, the receipt of which is hereby acknowledged, we, Fredia Rigsby and Patricia Biggs hereinafter called the grantors

10¢	CONV	$2,850.00			
10¢	S'TAX		3*	7.2[illegible]	
10¢	PR'FEE		6*	.50	
10¢	W'DEED		3*	4.0[illegible]	* 11.78

have bargained and sold, and by these presents do transfer and convey unto the said Steve R. Smith his heirs and assigns

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the re-subdivision of the Re-subdivision of Lots 34, 35, 36, 37, and 38 on the West Nashville Avvne, of record in Book 4885, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 begins at a point in the northerly margin of James Avenue 136.79 feet west of Frisco Avenue, at a point of the beginning of a curve with a radius of 20 feet; thence along the said margin of James Avenue 45.11 feet to a point; thence in a northwesterly direction 182.75 feet to a point; thence in a northeasterly direction 53.75 feet to a point in an alley; thence in a southeasterly direction along the margin of said alley 191.92 feet to the beginning of a curve whose radius is 20 feet; thence around said curve in a southerly direction 19.71 feet to the margin of James Avenue, the point of beginning.

Being the same property conveyed to Fredia Rigsby and Patricia Biggs by deed from Horace Demoss and George DeMoss of record in Book 5113, Page 263, R.O.D.C., Tenn.

Jerry Wayne Biggs joins in this conveyance for the express purpose of conveying all right, title and interest he may have in and to the above described property by virtue of being married to Patricia Biggs and the said Fredia Rigsby being unmarried.

unimproved (X)
This is improved ( ) property, known as James Avenue (House Number) (Street)
Nashville, TN 37209 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 6 day of January, 1978.

Patricia Biggs
Patricia Biggs

x Jerry Wayne Biggs
Jerry Wayne Biggs

x Fredia Rigsby
Fredia Rigsby

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5241 PAGE 716

Personally appeared before me, Robert B. Young, a Notary Public in and for said County and State, the within named Fredia Rigsby and Patricia Biggs

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 this 6 day of January, 1978.

My commission expires 8-25-79 Notary Public Robert B. Young

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 2850.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Steve R. Smith

Sworn to and subscribed before me this 6 day of January, 1978.

My commission expires 8-25-79 Notary Public Robert B. Young

This instrument was prepared by:	
Robert B. Young, 802-51st Ave. N., Nashville, TN 37209	
Name	Address

E 45420

WARRANTY DEED

FROM FREDIA RIGSBY

TO PATRICIA BIGGS

STEVE R. SMITH

IDENTIF. REFERENCE

JAN 10 8 51 AM '78

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219