BOOK 5298 PAGE 102

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 78

Notary Public

MY COMMISSION EXPIRES: March 8, 1980

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Knox, III and wife, Joan W. Knox (NAME)	Home Federal Savings & Loan Assoc. (NAME)	104-16
1910 Sweetbriar Avenue (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	Par 246 Jo
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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~~ I, Blanche Young Riggins, also known as Blanche Riggins, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Knox, III and wife, Joan W. Knox

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 the westerly 130 feet front and 137 feet rear of Lot No. 249, on the plan of Belmont Land Company's Subdivision, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID part of said Lot No. 249 fronts 130 feet on the northerly margin of Sweetbriar Avenue and extends back along the easterly margin of an alley 175.31 feet on the westerly line and 175 feet on the easterly line to an alley in the rear, measuring 137 feet thereon, together with all of Grantors right, title and interest in and to said alleys.

BEING the same property conveyed to W. G. Riggins and wife, Blanche Young Riggins, by deed from Will R. Manier, Jr. Executor, of record in Book 1031, page 208, and to W. G. Riggins and wife, Blanche Young Riggins, by deed from Mrs. Frances L. Nixon and husband E. P. Nixon, of record in Book 1126, page 456, all in said Register's Office, Blanche Young Riggins and Blanche Riggins being one and the same person, the said W. G. Riggins having since died, and the said Blanche Young Riggins not having remarried since his death.

unimproved ( )
This is improved (XX) property, known as 1910 Sweetbriar Avenue (House Number) Nashville, Tennessee (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 my hand this 9th day of June, 19 78

Blanche Young Riggins

Blanche Young Riggins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Blanche Young Riggins

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, this 9th day of June 19 78.

Commission expires March 8, 1980

John W. Adams
Notary Public

JOHN W. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

L# 554,128-9 (Closing Dept.)
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM
Blanche Young Riggins

TO
James H. Knox, III et ux

E 70885

IDENTIF. REFERENCE

JUN 13 3 02 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JUN 13 78	CONV	51,900.00			
JUN 13 78	S TAX		B*	134.94	
JUN 13 78	PR FEE		B*	.50	
JUN 13 78	W DEED		B*	4.00	* 139.44