E72237

WARRANTY DEED

BOOK 5301 PAGE 102

IDENTIF. REFERENCE

JUN 20 2 46 PM '78

FELIX Z [illegible] TER

STATE OF TENNESSEE }
COUNTY OF ~~Davidson~~ WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,725.88

Hugh Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF June 1978.

John B. Glass
Notary Public

MY COMMISSION EXPIRES: 12-1-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Patrick Riggan (NAME)	Churchill Mortgage Corporation (NAME)	11D 46 115
574 Blackstone Ave. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. #300 (STREET ADDRESS)	52-2
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30341 (CITY) (STATE) (ZIP)	171

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, Donald D. Wharton, Jr. and wife, Anita Reily Wharton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Patrick Riggan and wife, Teresa S. Riggan

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:

Being Lot No. 46 of Block "A" on the Revised Map of Rainbow Terrace, of record in Book 1130, page 85, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Donald D. Wharton, Jr. and wife, Anita Reily Wharton by deed from Robert Smith and wife, Mary Elizabeth Smith as of record in Book 5173, page 315, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in favor of Churchill Mortgage Corporation, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

JUN 20 78	CONV	28,725.88			
JUN 20 78	S'TAX		B*	74.62	
JUN 20 78	PR'FEE		B*	.50	
JUN 20 78	W'DEED		B*	4.00	* 79.12

unimproved ( )
This is improved (X) property, known as 574 Blackstone Avenue, Madison, Tenn. 37115
(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 13 day of June, 19 78

Donald D. Wharton, Jr. — Donald D. Wharton, Jr.

Anita Reily Wharton — Anita Reily Wharton

STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald D. Wharton, Jr. and wife, Anita Reily Wharton

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 Mt. Juliet ~~Nashville~~, Tennessee, this 13 day of June, 19 78

Commission Expires 12-2-80

John B. Blair, Jr.
Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Donald D. Wharton, Jr. et ux

TO

William Patrick Riggan et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York