BOOK 5329 PAGE 530

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. ROSE, ATTORNEY
236 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel T. Riggs	First Federal Savings & Loan Association	130-2
(NAME) 123 Westover Drive	(NAME) 236 Fourth Avenue, North	#77
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, TN 37219	7D-29560
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

----------*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings & Loan Association, secured by a deed of trust of record in Book 4646, page 430, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

MICHAEL C. BAGGETT and wife, C. KAY BAGGETT

have this day bargained and sold, and do hereby transfer and convey unto the said

JOEL T. RIGGS
his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 60 feet on the westerly side of Westover Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Michael C. Baggett and wife, C. Kay Baggett, by deed from William J. Ivey and wife, Saundra K. Ivey, of record in Book 4963, page 614, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of August, 19 78

Notary Public

My Commission expires 2/23/81 (Affix Seal)

This is (unimproved) (X) property, known as 123 Westover Drive, Nashville, 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

JOEL T. RIGGS
his

(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 for 1978 taxes; plan of record in BK.421, pp.94,95; deed of trust in BK.4646,p.430

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOEL T. RIGGS
his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Michael C. Baggett
Michael C. Baggett

X C. Kay Baggett
C. Kay Baggett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Michael C. Baggett and wife, C. Kay Baggett

the within named 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, *Tennessee, this* 24th *day of* August, *19* 78

Gail Pigg
Notary Public

Commission expires 2/23/81

NOTARY PUBLIC AT LARGE TENNESSEE

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 .....

WARRANTY DEED

FROM
Michael C. Baggett et ux

TO
Joel T. Riggs

AUG 24 78	CONV	81,000.00				
AUG 24 78	S TAX		B*	210.60		
AUG 24 78	PR FEE		B*	.50		
AUG 24 78	W DEED		B*	4.00	*	215.10

E 8 4 8 5 8

IDENTIF. REFERENCE

AUG 24 3 35 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238