FILE BOX 4

BOOK 5346 PAGE 615

78-10-8
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Joe L Gallaher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 11/7/79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOE L. GALLAHER (NAME) | OWNER (NAME) | 11D-51430 |
| 313 DELAWARE AVENUE (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map: 43-9 |
| NASHVILLE, TENN 37209 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | Par: 341 |

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, JACKIE G. RIGGSBEE and wife, WANDA A. RIGGSBEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE L. GALLAHER and MILDRED L. GALLAHER

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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being known as a part of the Bixler Property described partly according to a copy of a survey made by Geo. W. Watkins, Surveyor, dated June 28, 1955, and described as follows:

BEGINNING at a point in the westerly margin of Delaware Avenue 99.5 feet north of the north margin of Burrwood Street; thence westerly 200 feet to a point which is 109 feet north of the north margin of Burrwood Street; thence north 13 deg. 30' east 109 feet to a point, being the southwest corner of the property conveyed to Glenn Dixon and wife, by deed from Lula Huffines, of record in Book 2345, Page 412, Register's Office for said County; thence with Dixon's south line north 85 deg. 05' east 200 feet to an iron pin in the west margin of Delaware Avenue; thence with the margin of the same southerly 100 feet to the point of beginning.

BEING the same property conveyed to Jackie G. Riggsbee and wife, Wanda A. Riggsbee, by deed from Willie K. Flatt and wife, Mildred Juanita Flatt, of record in Book 4499, Page 500, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 313 Delaware Avenue, Nashville, Tn 37209
(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 hands this 4th day of OCTOBER, 19 78

Jackie G Riggsbee
JACKIE G. RIGGSBEE

Wanda A Riggsbee
WANDA A. RIGGSBEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACKIE G. RIGGSBEE and wife, WANDA A. RIGGSBEE

the bargainors, 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 4th day of OCTOBER, 19 78

Commission expires 11/7/79

Notary Public

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 (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 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

WARRANTY DEED

FROM JACKIE G. RIGGSBEE et ux

WANDA A. RIGGSBEE

TO JOE L. GALLAHER and

MILDRED L. GALLAHER

E 92499

IDENTIF. REFERENCE

OCT 5 9 31 AM '78

FELIX Z[illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| OCT-5 78 | CONV | 36,000.00 | | | |
| OCT-5 78 | S'TAX | | B* | 93.60 | |
| OCT-5 78 | PR'FEE | | B* | .50 | |
| OCT-5 78 | W'DEED | | B* | 4.00 | * 98.10 |