BOOK 5379 PAGE 782 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,120.48

James A. Riggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December 19 78

Betty G. Chesnutt
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty., 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Riggs (NAME)	Commerce Union Bank (NAME)	Map 149-5
4929 Barclay Square Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	Parcel 96
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2DU 68608

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, JAMES ROY BARKER and wife, PAMELA A. BARKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. RIGGS and wife, SHIRLEY ANN RIGGS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON CO[illegible]TY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in [illegible]dson County, Tennessee, being Lot No. 116 on the plan of Section One Terragon [illegible] record in Book 4860, page 61, Register's Office for said County.

SAID Lot No. 116 fronts 66.67 feet on the southwesterly margin of Barclay Square Drive and extends back 120.0 feet on the northwesterly line and 120.0 feet on the southeasterly line to a dead line in the rear, measuring 66.67 feet thereon.

BEING the same property conveyed to James Roy Barker and wife, Pamela A. Barker by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5117, page 890, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this prpoerty is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Book 5117, page 892, Register's Office for Davidson County, Tennessee, and also taht the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 4929 Barclay Square Drive, Antioch, TN 37013
(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 15th day of December, 19 78

James Roy Barker
JAMES ROY BARKER

Pamela A. Barker
PAMELA A. BARKER

STATE OF TENNESSEE
Davidson County

BOOK 5379 PAGE 783

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named James Roy Barker and wife, Pamela A. Barker

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 15th day of December 19 78

Commission expires 8/15/79

Betty S. Ehrenman
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
James Roy Barker

TO
James A. Riggs

Please record and file in Box "7"

F.07193

IDENTIFICATION REFERENCE

DEC 29 8 29 AM '78

REGISTER
DAVIDSON COUNTY, TENN.

DEC29 78	CONV	37,120.40			
DEC29 78	S'TAX		B*	33.46	
DEC29 78	PR'FEE		B*	.50	
DEC29 78	W'DEED		B*	4.00	* 87.96

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.