BOOK 5381 PAGE 342

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,850.75

Janet Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF December, 19 78

Betty G. Ellison
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. RIGGS, et ux (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	149-5-50
2319 Crestmoor Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	2DU-63176
Nashville, Tenn. 37215 (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, DAVID A. SHANNON, et ux GAIL W. SHANNON

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

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 Lot No. 186 on the Plat of Barclay Square, Section 3 of record in Book 4675, page 154, said Register's Office.

SAID Lot No. 186 fronts 53.60 feet on the westerly margin of Apollo Drive and extends back 145.07 feet on the northerly line, and 129.11 feet on the southerly line, to a line on the rear on which it measures 73.11 feet.

BEING the same property conveyed to David A. Shannon and wife, Gail W. Shannon by deed from Randall Phillips Builders of record in Book 5126, page 594, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Third National Bank, of record in Book 5126, page 596, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 4773 Apollo Drive, Antioch, Tennessee 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 21st day of December, 19 78

David A. Shannon
DAVID A. SHANNON

Gail W. Shannon
GAIL W. SHANNON

by Gail W. Shannon, atty-in-fact

STATE OF TENNESSEE
Davidson County

BOOK 5381 PAGE 343

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GAIL W. SHANNON

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 21st day of December 19 78

Commission expires 8/15/79

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
DAVID A. SHANNON, et ux

GAIL W. SHANNON

TO
JAMES A. RIGGS, et ux

SHIRLEY ANN RIGGS

PLEASE FILE BOX "7"

F. 0 7 8 0 4

IDENTIF. REFERENCE

JAN 3 1 11 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-3 79 CONV 40,850.75
JAN-3 79 S'TAX $* 106.34
JAN-3 79 PR'FEE $* .50
JAN-3 79 W'DEED $* 4.00 * 110.84

My Commission Expires: 8/15/79

NOTARY PUBLIC

Witness my hand and official seal.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of December, 1978, before me personally appeared GAIL W. SHANNON, to me known to be the person who executed the foregoing instrument in behalf of DAVID A. SHANNON, and acknowledged that she executed the same as the free act and deed of the said DAVID A. SHANNON.