File Box 41

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| James A. Riggs et ux | Churchill Mortgage Corporation | 162-3 |
| (NAME) | (NAME) | |
| 4918 Cimarron Way | 1835 Savoy Drive, N.E., Suite 300 | 37 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | BOOK 5439 PAGE 986 |
| Antioch, TN 37013 | Atlanta, Georgia 30341 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of ------Ten and no/100------- ($10.00) DOLLARS

The said Grantees hereby assumes the unpaid principal balance of a note in the original principal amount of $29,600.00, payable to Mortgage Associates, Inc., of record in Book 5066, page 650, Register's Office for Davidson County, Tennessee.

Michael J. Rose, Jr. and Anthony Allen Rose and wife, Carole C. Rose

have bargained and sold, and by these presents do transfer and convey unto the said James A. Riggs and wife, Shirley Ann Riggs

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 130 on the Plan of Apache Hills,Section III, of record in Book 4175, page 9, Register's Office for said County.

Said Lot No. 130 fronts 85 feet on the southeasterly side of Cimarron Way and extends back 201.6 feet on the southwesterly line and 175 feet on the northeasterly line to a dead line in the rear, measuring 68 feet thereon.

Being the same property conveyed to Michael J. Rose, Jr. and Anthony Allen Rose and wife, Carole C. Rose, by deed from Ann Ford of record in Book 5193, page 682, and corrected by instrument of record in Book 5194, page 491, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 4918 Cimarron Way (House Number) (Street)
Antioch, Tennessee 37013 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st day of May 19 79.

x Michael J. Rose, Jr.
Michael J. Rose, Jr.

x Anthony Allen Rose
Anthony Allen Rose

x Carole C. Rose
Carole C. Rose

BOOK 5439 PAGE 987

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Rose, Jr., Anthony Allen Rose and Carole C. Rose

the bargainor, 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 21st day of May, 1979.

My commission expires 1-18-82 Notary Public Hugh C. Howser

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,957.69
This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Riggs

Sworn to and subscribed before me this 21st day of May, 1979.

My commission expires 1-18-82 Notary Public Hugh C. Howser

This instrument was prepared by:

Howser, Thomas, Summers, Binkley, & Archer, Attorneys, Court Square Bldg., Nashville, Tn.
Name Address

WARRANTY DEED

FROM Michael J. Rose, Jr. & Anthony Allen Rose et ux

TO James A. Riggs et ux

F 30975

IDENTIF. REFERENCE

MAY 24 10 18 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5439 PAGE 988

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 40957.69- CO | |
| | | | 106.60 CO TX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK | 111.10- |
| 4870A05/24/79 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3097.5

IDENTIF. REFERENCE T

MAY 24 10 18 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685941