E. HERBERT BOOK 5754 PAGE 403

Keeley, Herbert & Crawf
oor, L & C Tower
, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs L. D. Wheeler, Jr.	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	5100 Rawlings Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

Map. 21
Par - 83 & 84
FB# 14D 39 330

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

982 08 10.50 CHECK

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

GEORGE D. RIDDLE and wife, ANNETTE W. RIDDLE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. D. WHEELER, JR., and wife, JACQUELYN KATHERINE WHEELER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of George Riddle Subdivision, Section I, as of record in Book 5210, page 373.

Said Lot No. 2 begins north 00 degrees 48 minutes 05 seconds east 300 feet from the northerly margin of Rawlings Road, which line is the westerly boundary of Lot No. 1 Morgan Estates, Section II, as of record in Book 5200, page 26; thence south 88 degrees 55 minutes 27 seconds west 185 feet to a point; thence north 00 degrees 48 minutes 05 seconds east 250 feet to a point; thence north 88 degrees 55 minutes 27 seconds east 185 feet to a point in the easterly boundary of the George Riddle Subdivision; thence south 00 degrees 48 minutes 05 seconds west 250 feet to the point of beginning.

Being part of the property conveyed to George D. Riddle and wife, Annette W. Riddle, by Quitclaim deed from Frank Grace, Jr., Trustee, as of record in Book 5559, page 715.

GRANTEES hereby grant to Grantors the first right of refusal to purchase the above described property by delivering the Grantor a bonafide contract of sale. Grantor shall have fifteen (15) days within which to exercise this right of refusal and purchase said property on the same terms and conditions in said bonafide contract. Otherwise, Grantee shall be free to convey said property under the exact terms and conditions of said bonafide contract. This first right of refusal may be terminated at anytime by an instrument in writing signed by the Grantors and Grantees and recorded in the Register's Office.

ALSO conveyed herewith is all of Grantors right, title and interest in and to the access and permanent water line easement which is located along and 25 feet west of the easterly boundary of Lot No. 1, George Riddle Subdivision, Sec. I. Said easement is granted subject to provisions as noted on said plat.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of June, 1981.

George D. Riddle

Annette W. Riddle

BOOK 5754 PAGE 409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named George D. Riddle and wife, Annette W. Riddle the 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, the 5 day of June, 1981.

NOTARY PUBLIC

Mary Ann Selley
Notary Public

My commission expires: 4-18-82

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 1981

MY COMMISSION EXPIRES: 4/18/82 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

GEORGE D. RIDDLE AND WIFE

TO

L. D. WHEELER, JR., and wife

JACQUELYN KATHERINE WHEELER

G. 4. 5 1. 6 5

IDENTIF. REFERENCE

JUN 8 12 07 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5754 PAGE 440

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00- CO	
			104.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 110.50-	
9826A06/08/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4.5.1.6.5

T

IDENTIF. REFERENCE

JUN 8 12 07 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 825970