ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jim Riggs and Susan Little	Same	104-16-235
(NAME)	(NAME)	
1911 Beechwood		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5856 PAGE 540
Nashville, TN 37212		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of forty-five thousand dollars ($45,000)---------- DOLLARS

$5,000 of which is to be cash in hand paid at the closing and for the balance the purchasers Jim Riggs and Susan Little have delivered their promissory note in the amount of $40,000, payable according to its terms, and secured same by delivering a deed of trust.

Ruby B. Yeargin and spouse, Clarence A. Yeargin, joining in this conveyance to convey marital rights only, have bargained and sold, and by these presents do transfer and convey unto the said Jim Riggs and Susan Little, as tenants in common with each owning a one-half undivided interest,

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

LAND IN Davidson County, Tennessee, being the westerly half of Lot No. 221 on the Belmont Land Company's Plan of Lots called "Belmont Heights," as of record in Book 421, page 34, Register's Office, Davidson County, Tennessee.

SAID part of said Lot No. 221 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Gladys Meadows Beck by deed from Harry Gordon and wife, Gladys Gordon, of record in Book 3224, page 619, and by deed of record in Book 3437, page 615, said Register's Office. The said Gladys Meadows Beck having since died and by Will of record in Will Book 132, page 203, Probate Court, Davidson County, Tennessee, property was devised to Ruby B. Yeargin.

Grantors convey the above property subject to the lien of current year's taxes.

unimproved ( )
This is improved (X) property, known as 1911 Beechwood (House Number) (Street)
Nashville, TN 37212
(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 forth. 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 1st day of MARCH, 19 82.

Ruby B. Yeargin
Ruby B. Yeargin

Clarence A. Yeargin
Clarence A. Yeargin

BOOK 5856 PAGE 541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Belinda Denise Massey, a Notary Public in and for said County and State, the within named Ruby B. Yeargin and Clarence A. Yeargin

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 1st day of March, 1982

My commission expires April 21, 1985 Notary Public Belinda Denise Massey

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 DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 45,000 This is equal to or greater than the property would bring at a fair and voluntary sale.

Jim Riggs

Sworn to and subscribed before me this 1st day of March, 1982

My commission expires April 21, 1985 Notary Public Belinda Denise Massey

LDW:

This instrument was prepared by:
Woods, Bryan, Woods & Watson, A Professional Law Association, 121 17th Avenue South Nashville, TN 37203

Name | Address

RUSH

WARRANTY DEED

FROM Ruby B. Yeargin and Clarence A. Yeargin

TO Jim Riggs and Susan Little

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

DAVIDSON COUNTY, TN
FELIX Z. WILSON REGISTER

MAR 1 2 40 PM '82

IDENTIF. REFERENCE

G 8 1 4 7 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5856 PAGE 542

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
			4600.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 MOFEE	
			CHECK	123.50-
4803A03/01/82 BJL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G81472

IDENTIF. REFERENCE

MAR 1 2 10 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869245