3577

H 12264

IDENTIF. REFERENCE

OCT 12 1 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5949 PAGE 92

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,165.85

Rodney Rigsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 19 82

Gene M. Tibbs
Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rodney & Linda Lou Rigsby (NAME)	Chemical Mortgage Corporation (NAME)	Map 136-7
129 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	101 E. Town Street (STREET ADDRESS)	Par. 33
Nashville, Tn. 37217 (CITY) (STATE) (P O ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	2D-55326

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, Lacy O'Neal and wife, Corinne O'Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney Rigsby and wife, Linda Lou Rigsby

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:

BEING Lot No. 52 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57 and 58, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lacy O'Neal and wife, Corinne O'Neal by deed from John Talbot Masten, Jr. and wife, Jeanie Lazenby Masten, of record in Book 5256, page 713, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated February 24, 1978, and filed for record February 27, 1978, in the office of the Recorder of Deeds of Davidson County, Tennessee, in Book 5256, page 715, and note of even date thereby secured, in the original principal amount of $61,500.00, payable to Galbreath Mortgage Company, now to Chemical Mortgage Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The Grantee further hereby assumes the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Escrow account and insurance transferred to Grantees.

This conveyance subject to Restrictive Covenants of record in Book 4317, page 17, and such easements and setback lines of record in said Register's Office.

This is unimproved ( )/improved (XX) property, known as 129 Timber Ridge Drive Nashville, Tn. 37217
(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 hands this 12th day of October, 19 82

Lacy O'Neal

Corinne O'Neal

STATE OF TENNESSEE
Davidson County

BOOK 5949 PAGE 93

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lacy O'Neal and Corinne O'Neal

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 12th day of October 19 82

Commission expires 4/21/85

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Lacy O'Neal and wife,

Corinne O'Neal

TO

Rodney Rigsby and wife, Linda

Lou Rigsby

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____ BOOK 5949 PAGE 94

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
			89165.85- CO	
			231.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	233.42-
3577A	10/12/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 122647

IDENTIF. REFERENCE

OCT 12 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904278