2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

Kenneth H. Riggs
3524 Murphy Road
Nashville, TN. 37205

SEND TAX BILLS TO:

Leader Federal Sav & Loan
158 Madison Avenue
Memphis, TN. 38103

MAP-PARCEL NUMBERS:

MAP 104-5
PARCEL 80
21W-2460

BOOK 6425 PAGE 295

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, TOM HARDY, d/b/a Hardy Realty Company, and wife, SANDRA K. HARDY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH H. RIGGS and wife, CAROLYN J. RIGGS hereinafter called the Grantee, Grantee's 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 the easterly 10 feet of Lot No. 2 and the westerly 45 feet of Lot No. 3 on the map of Hardison & Young's Lots in West End Park, of record in Book 421, page 190, Register's Office for said County.

SAID parts of Lots Nos. 2 and 3 adjoin and front together 55 feet on the northerly margin of Murphy Road and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Tom Hardy, DBA Hardy Realty Company, by deed from Jack Edward Hubby, co-executor, and James W. Howell, co-executor, of record in Book 6388, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 3524 Murphy Road, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of November, 19 84

Tom Hardy
Tom Hardy

Sandra K. Hardy
Sandra K. Hardy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of November, 19 84, before me personally appeared Tom Hardy and wife, Sandra K. Hardy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

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My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00.

Kenneth H. Riggs
Affiant

Subscribed and sworn to before me, this the 13th day of November, 19 84.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FELIX E. WILKINS, JR. REGISTER
DAVIDSON COUNTY, TN
Nov 14 10 41 AM '84

IDENTIFICATION REFERENCE

1934.15

WARRANTY DEED

from:
Tom Hardy, d/b/a Hardy Realty Company, et ux

to:
Kenneth H. Riggs, et ux

Return to: cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6425 PAGE 297

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

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
7037A11/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I6345
16 3 4 1 5

IDENTIF. REFERENCE

Nov 14 10 41 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0085074