BOOK 7650 PAGE 527

Mail

Prepared by:
Anthony N. Bowers
Attorney at Law
P.O. Box 262
Hermitage, Tennessee 37076

Send Tax Bills To:
Elizabeth D. Riggs
4533 Andrew Jackson Pky.
Hermitage, Tennessee 37076

Map Parcel
75-4.26

QUITCLAIM DEED

For and in consideration of the sum of $1.00 cash in hand paid, receipt of which is hereby acknowledged, Jesse N. Riggs, hereby conveys and quitclaims unto Elizabeth D. Riggs all rights, title, and interest in and to the following described real estate to wit:

Located in Hermitage, County of Davidson, State of Tennessee, to wit:

Being Lot No. 112 on the Plan of Tulip Grove, Section 3, of recrod in Book 3700, Page 146, Register's Office for said County, as follows: Said Lot No. 112 fronts 100 feet on the southeasterly margin of Andrew Jackson Parkway and runs back between lines measuring 155.65 feet on the northeasterly line and 154.10 feet on the southwesterly line to a dead line in the reasuring 108.75 feet thereon.

This conveyance is made subject to the following:
1. 1988 Metro Davidson County Taxes.
2. 15-foot easement for public utilities and drainage, sewer easement, anchor easement and a 40-foot building set-back line from Andrew Jackson Parkway as shown on plan of record in Book 3700, Page 146, Register's Office for Davidson County, Tennessee
3. Restrictive covenants contained in an instrument of record in Book 4181, Page 95, Register's Office for Davidson County, Tennessee.
4. Survey dated April 21, 1983, by R. L. Montoya-Land Surveying indicates neighbor's fence encroaching on the subject property along the west lot line by 2 feet, more or less, and the fence for subject property lying within the 15 foot utility and drainage easement along the rear property line.

Being the same property conveyed to Jesse N. Riggs and wife, Elizabeth D. Riggs by deed from the Administrator of Veterans Affairs, dated October 15, 1987, of record in Book 7391, Page 308, in the Register's Office of Davidson County, Tennessee.

Witness my hand this 2nd day of September 1988.

Jesse N. Riggs
JESSE N. RIGGS

66948

TENNESSEE REAL ESTATE TRANSFER
SEP 13 11 04 AM '88
HELEN C. WILKINSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

6376 09/13 0101 03CHECK 6.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse N. Riggs, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 1988.

My Commission Expires; 5-20-92

Anthony V. Bowers
NOTARY PUBLIC

