I

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,252.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES: 2-13-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard E. Riggan (NAME)	City Federal Savings Bank (NAME)	MAP 150-7
3144 Country Meadow Road (ADDRESS)	300 Davidson Ave., P.O. Box 6901 (ADDRESS)	PARCEL 109
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Somerset, New Jersey 08875-6901 (CITY) (STATE) (ZIP)	2DZ-73138

FOR AND 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, Paul R. Peninger and wife, Maria M. Peninger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard E. Riggan, III and wife, Tammy S. Riggan

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:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Re-Subdivision of lots 102, 103, 104, 105, of "The Country-Section 4-A", as of record in Plat Book 5190, page 360, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul R. Peninger and wife, Maria M. Peninger by deed from Charles S. Stewart and wife, Carole M. Fernandez of record in Book 7129, page 168, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 5404, page 770 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Paul R. Peninger and wife, Maria M. Peninger to Stephen R. Josleyn, Trustee for CityFed Mortgage Company, dated January 30, 1987, with an approximate unpaid principal balance of $83,252.42, of record in Book 7129, page 172, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as: 3144 Country Meadow Road, Antioch, Tennessee 37013
(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 25th day of May, 19 90

Paul R. Peninger

Maria M. Peninger

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul R. Peninger and wife, Maria M. Peninger

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 19 90

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

29769

IDENTIF. REFERENCE

May 31 8 16 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in This Document When Received.

WARRANTY DEED

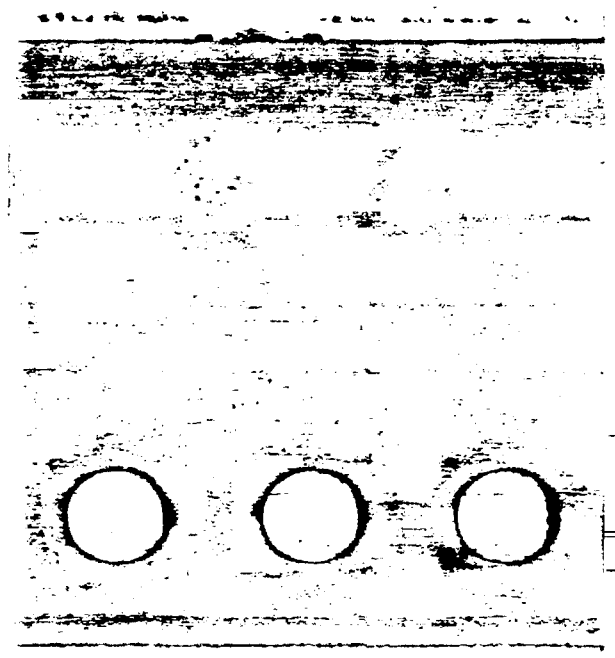
FROM
Paul R. Peninger and wife, Maria M. Peninger

TO
Leonard E. Riggan, III and wife, Tammy S. Riggan

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405, Nashville, Tennessee 37214
☐ 111 W. College Street, Murfreesboro, Tennessee 37130
☐ 719 N. Second Street, Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

RECEIVED
3864 35.33 0101 03CHECK 30.00



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

RECEIVED OF _____

FOR _____

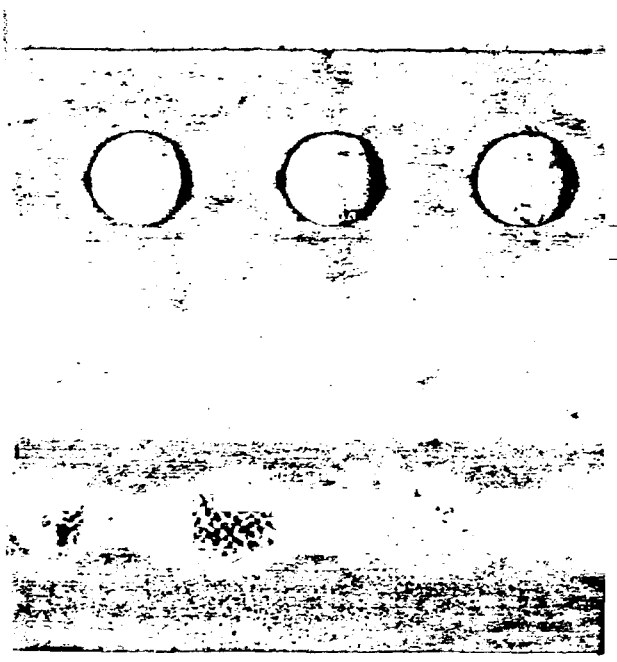
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90252.42
CON TX 297.99
PRFEE 1.00
WDEED 6.00
TOTAL 304.99
CHECK 304.99

05/31/90 01 08:15 0001 5864



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29769

IDENTIF. TREFERENCE

MAY 31 8 16 AM '90

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY TN.

No. 323259