FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.

Florence Alderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 1990

W. C. Williams
Notary Public

MY ~~COMMISSION EXPIRES~~: May 19, 1992
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
BECK & BECK ATTORNEYS AT LAW, 4205 GALLATIN RD., NASHVILLE, TN 37216
NAME ADDRESS

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAM & RUBY RIGGAN (NAME)	SAME AS NEW OWNER (NAME)	150a-52227
2716 MEADOW ROSE DR (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-3
NASHVILLE, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	225

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~~ I, FLORENCE ALDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM RIGGAN AND WIFE, RUBY 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:

Being Lot No. 17-A on the Plan of Whitman Meadow, a Resubdivision of Lots No. 7 of Whitman Meadow, Section I, and Lots Nos. 14, 15 and 17, of Whitman Meadow, Section II, as of record in Book 3842, page 110, Register's Office for said County.
Said lot fronts 102.96 feet on the easterly side of Meadow Rose Drive and runs back 144.85 feet on the northerly line and 140 feet on the southerly line to a dead line in the rear on which it measures 82.7 feet.
Being the same property conveyed to SYLVIA M. NABORS by deed from Stanford Miller, et al, of record in Book 4157, page 588, said Register's Office.
Being the same property convey to FLORENCE ALDERSON by deed from SYLVIA M. NABORS in Book 4687, page 571.
The above described property is being conveyed subject to restrictions in Book 3430, page 259, said Register's Office.
Roy L. Alderson, lawful husband of Florence Alderson, joins in this conveyance, conveying all his rights.

This is improved (X) / unimproved ( ) property, known as 2716 Meadow Rose Dr. (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (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 my hand this 30th day of July, 1990

Florence Alderson

Roy L. Alderson

STATE OF TENNESSEE
Davidson County

BOOK 8162 PAGE 838

Personally appeared before me, Amy M. Winsett, a Notary Public in and for said County and State, the within named FLORENCE ALDERSON AND ROY L. ALDERSON

the bargainor, 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 30th day of July 1990

Commission expires My Commission Expires July 24, 1993

Amy M. Winsett
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

FLORENCE ALDERSON

Roy Alderson
Florence Alderson

SAM AND RUBY RIGGAN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

45199

TENNESSEE REFERENCE

JUL 30 12 15 PM '90

9697 07/30 0101 02CHECK 231.40

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8162 PAGE 839

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 68000.00
CON TX 224.40
PRFEE 1.00
WDEED 6.00
TOTAL ~~231.40~~
CHECK ~~231.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/30/90 01 12:17 0001 4667

45199

IDENTIFICATION REFERENCE

JUL 30 12 15 PM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 341441