W A R R A N T Y D E E D

Address new owner: Joseph H. Wiggins, 2117 Pierce Avenue, Nashville, Tennessee. Map Parcel Number PT 9D3896.

Send tax bills to: Joseph H. Wiggins, 2117 Pierce Avenue, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by Joseph H. Wiggins, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Peggy Ann Wiggins, have bargained and sold, and by these presents do transfer and convey unto the said Joseph H. Wiggins, his heirs and assigns, all of my right title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described to-wit:

> Land in the Ninth Civil District of Davidson County, Tennessee, described as follows:
> Beginning at an iron spike in the south margin of Old Harding Road, the northeast corner of the tract conveyed to E. W. Horn and wife, by deed in Book 3127, page 271; thence with the margin of said Road, North 65 degrees East 350 feet to a spike; thence leaving said Road, South 25 degrees East 280 feet to an iron pin; thence South 31 degrees East 700 feet to a stake and persimmon in a fence; thence South 24 degrees East 650 feet to a stake and walnut stump; thence South 19 degrees East 20 poles to a stake and chestnut oak; thence South 43 degrees West 313 feet to a stake and hickory; thence South 73 degrees 30 minutes West 396 feet to a stake and dogwood in Hick's line; thence with his line South 47 degrees 30 minutes West 165 feet to a stake and hickory at an iron pin, a corner of the property as conveyed in Book 3128, page 262; thence along said line, North 46 degrees West 428 feet to an iron pin; thence South 31 degrees West 325 feet to an iron pin on the margin of Hicks Road; thence with said Road, North 88 degrees West 85 feet to an iron pin at a corner of the property conveyed by deed in Book 3100, page 425; thence with said line, North 31 degrees East 325 feet to an iron pin; thence North 53 degrees West 540 feet to an iron pin at the corner of the property conveyed by deed in Book 3104, page 415; thence with said line, North 22 degrees 15 minutes West 200 feet to an iron pin, a corner of the property conveyed in Book 2100, page 115; thence with said line, North 10 degrees 15 minutes West 200 feet to an iron pin in the line of the property conveyed by deed in Book 1308, page 346; thence with said line, North

This Deed Prepared by John J. Hollins Atty.
1100 American Trust Bldg.
Nashville, Tenn.

82 degrees East 435 feet to an iron pin; thence North 24 degrees West 478 feet to an iron pin; thence North 65 degrees East 200 feet to an iron pin; thence 24 degrees West 395.5 feet to a stake in the margin of Old Harding Road; thence with the margin of said Road, North 65 degrees East 98 feet to a spike; being a corner of the Horn Lot hereinabove referred to; thence with their line, South 22 degrees East 285 feet; and North 65 degrees East 154 feet to an iron pin, and North 22 degrees West 285 feet to the point of beginning, containing 45.67 acres, more or less.

Included in the above description but specifically excluded from this conveyance are the following tracts of land:

FIRST TRACT: Described according to a survey made by John W. Sullivan, June 25, 1964, as follows:

Beginning on the northwesterly margin of a proposed subdivision street as shown on said survey at the northeast corner of the property conveyed to Ralph D. Pedigo and wife, by deed from R. E. Lepley and wife, of record in Book 3100, page 425, Register's Office for said County; thence with said Pedigo's northern boundary line north 53 degrees west 376 feet; thence north 59 degrees 14 minutes east 377.37 feet to the southwesterly margin of said proposed subdivision street; thence with the same south 30 degrees 46 minutes east 87 feet, and continuing with the same around a curve having a radius of 250 feet southeasterly 301.07 feet, and continuing with the same south 38 degrees 14 minutes west 80 feet to the beginning.

SECOND TRACT: Beginning at an iron spike in the south margin of Old Harding Road, in the easterly line of the property conveyed to E. W. Horn and wife, by deed from R. E. Lepley and wife, of record in Book 3127, page 271, Register's Office for said County; thence with the margin of said Road north 65 degrees east 350 feet to a spike; thence leaving said Road south 25 degrees east 250 feet; thence westerly 363 feet to Horn's easterly line; thence with said line north 22 degrees west 256 feet to the beginning.

Being part of the real property conveyed to Joe H. Wiggins and wife, Peggy Ann Wiggins, by deed from R. E. Lepley and wife, dated August 22, 1961, filed August 23, 1961, and recorded in Book 3277, page 344, said Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph H. Wiggins, his heirs and assigns, forever. And I do covenant with the said Joseph H. Wiggins that I am lawfully seized and possessed of said interest in said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1965 taxes, which are assumed by the Grantee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the

said interest in said land to the said Joseph H. Wiggins, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand at Nashville, Davidson County, Tennessee, this 25th day of March, 1965.

Peggy Ann Wiggins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me [signature], a Notary Public in and for said County and State, the within named Peggy Ann Wiggins, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 25th day of March, 1965.

Notary Public

My commission expires 4-24-66

D E E D

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

SEP 7 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 7 - 1965

Peggy Ann Wiggins

to

Joseph H. Wiggins

96397

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 7 3 57 PM '65

RECORDING FEE $ 2.00
DEP. REG. _____

BOOK 3932 PAGE 31

John J. Hollins, Attorney
1100 American Trust Building
Nashville, Tennessee