Prepared by: C. Edward Cranford, Attorney
at Law
Suite 1000

WARRANTY DEED

BOOK 4531 PAGE 664

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornine Melton, et ux (NAME:)	First & Mid-South Mortgage Co. (NAME:)	Map 108-3
6548 Marauder Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 132
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 ($10.00)

DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption by the Grantees of the balance of an indebtedness payable to First and Mid-South Mortgage Company and secured by a Deed of Trust of record in Book 3997, page 653, Register's Office for Davidson County, Tennessee.

AUG24F	CONV	19,000.00			
AUG24F	S'TAX		A*	49.40	
AUG24F	PB'FEE		A*	.50	
AUG24F	W'DEED		A*	6.00	* 55.90

We, Joe F. Wiggins, III and wife, Glynda C. Wiggins

have bargained and sold, and by these presents do transfer and convey unto the said Cornine Melton and wife, Mildred L. Melton

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. 1256 on the Plan of Charlotte Park Subdivision, Section 20, of record in Book 3600, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 1256 fronts 89.00 feet on the northeasterly side of Marauder Drive, and extends back 141.7 feet on the northwesterly line and 164.0 feet on the southeasterly line, to a line in the rear on which it measures 66.60 feet.

Being the same property conveyed to Joe F. Wiggins, III and wife, Glynda C. Wiggins by deed from Alvin W. Terrell & Son, a Tennessee corporation of record in Book 3997, page 649, Register's Office for Davidson County, Tennessee.

Conveyance of this property is subject to restrictive covenants contained in an instrument of record in Book 3837, page 823, said Register's Office, rights, conditions and obligations and restrictions in regard to the use of a sewage system contained in an agreement between Consolidated Development Company, Inc., and the City of Nashville, recorded in Book 2593, page 566, said Register's Office, and also the plan of record in Book 3600, page 90, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Marauder Drive and a 10-foot easement for public utility purposes along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 23 day of August 19 71

Affiant

My commission expires: 5/7/74

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 6548 Marauder Drive Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cornine Melton & wife, Mildred L. Melton their *heirs and assigns, forever.*

And we *do covenant with the said* Cornine Melton and wife, Mildred L. Melton *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.,* except for the aforementioned.

And we, Joe F. Wiggins, III and wife, Glynda C. Wiggins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Cornine Melton & wife, Mildred L. Melton *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 23rd *day of* August, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe F. Wiggins, III

Glynda C. Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Jayce Hunt, a Notary Public in and for said County and State, the within named Joe F. Wiggins, and wife, Glynda C. Wiggins

the bargainors, 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 23 day of August, 19 71.

Betty Jayce Hunt, Notary Public.

Commission Expires 5/7/74

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

8109 IDENTIFICATION REFERENCE FILED AUG 28 1971 8:08 P.M. REGISTER DAVIDSON COUNTY, TENN.