WARRANTY DEED

BOOK 4535 PAGE 309

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clarence Wiggins et ux	Security Federal Savings & Loan Assn.	
(NAME) 911 Woodmont Boulevard	(NAME) 5th & Union	Map 116-9
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Pc. 228 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand Nine Hundred and No/100 ($17,900.00) *Dollars,*

CASH in hand paid by Clarence Wiggins and wife, Iona Ferguson Wiggins, the receipt of which is hereby acknowledged,

We, Reece B. Martin and wife, Delia H. Martin

have this day bargained and sold, and do hereby transfer and convey unto the said Clarence Wiggins and wife, Iona Ferguson Wiggins, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 3 on the Plan of the First Addition to Woodmont Boulevard, Section of Marengo Park, as of record in book 974, page 83, Register's Office for said County, which is a subdivision of an unnumbered tract and part of a closed street shown on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in book 1130, page 32, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Woodmont Boulevard, the common corner of lots Nos. 2 and 3; thence with the line between said lots, southerly 215.9 feet to a point; thence southwesterly 30 feet to the common corner of lots Nos. 3 and 5; thence with the line between said lots, northwesterly 110 feet to the common corner of lots Nos. 3, 4 and 5, at a concrete monument; thence with the line between said lots Nos. 3 and 4, northerly 146 feet to the south margin of Woodmont Boulevard; thence with the margin of the same, easterly 85 feet to the point of beginning.

Being the same property conveyed to Reece B. Martin and wife, Delia H. Martin, by deed from Lester L. Hammond and wife, of record in book 3345, page 556, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,900.00

Subscribed and sworn to before me, this the 1st day of September 19 71

Affiant Clarence Wiggins

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary E. Nace

This is unimproved ( ) improved (X) property, known as 911 Woodmont Boulevard, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Clarence Wiggins and wife, Iona Ferguson Wiggins, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Clarence Wiggins and wife, Iona Ferguson Wiggins, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 1st *day of* September, 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.*

Reece B. Martin

Delia H. Martin

This Instrument Was Prepared By

Wilson Pickering Jr.

Of The Law Firm Pedigo & Stahlman

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Reece B. Martin and wife Delia H. Martin,

the within named 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* 1st *day of* September, 1971.

Mary Ensley
Notary Public

Commission expires June 6, 1972

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 .....

SEP-87	CONV	17,900.00				
SEP-87	STAX		A*	46.54		
SEP-87	PRFEE		A*	.50		
SEP-87	WDEED		A*	4.00	*	51.04

WARRANTY DEED

FROM

Reece B. Martin et ux

TO

Clarence Wiggins et ux

File: Security Federal

B 29808

IDENTIF. REFERENCE

SEP 8 3 22 PM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE