BOOK 4541 PAGE 996

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| John Lester Wiggins (NAME) | Dobson & Johnson, Inc. (NAME) | Map 60-B |
| 3215 Holland Lane (STREET ADDRESS OR ROUTE NUMBER) | 1109 J. C. Bradford Building (STREET ADDRESS) | Par. 13 |
| Nashville, Tenn. 37218 (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by John Lester Wiggins and wife, Rose Etta Wiggins, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Howard E. Allgood and wife, Norma Allgood,

*have this day bargained and sold, and do hereby transfer and convey unto the said* John Lester Wiggins and wife, Rose Etta Wiggins, their ~~XXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 346 on the Plan of Bordeaux Hills, Section II, as of record in Book 3600, page 7, Register's Office for said County.

Said lot fronts 55.08 feet on the westerly side of Holland Lane, and extends back 159.15 feet on the northerly line and 163.73 feet on the southerly line, to a dead line in the rear on which it measures 51.17 feet.

Being the same property conveyed to Howard E. Allgood and wife, Norma Allgood, by deed from A. J. Patterson and wife, as of record in Book 3811, page 873, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,750.00

Subscribed and sworn to before me, this the 24th day of September 19 71

Affiant: John Lester Wiggins

My commission expires: 8/9/72 (Affix Seal)

Notary Public: Wanda J. Randle

This is improved ( ) unimproved ( ) property, known as ..... (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* John Lester Wiggins and wife, Rose Etta Wiggins, their ~~XXXXXX~~ *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* John Lester Wiggins and wife, Rose Etta Wiggins, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 24th *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.*

X Howard E Allgood
Howard E. Allgood

X Norma Allgood
Norma Allgood

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Howard E. Allgood and wife, Norma Allgood, *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* 24th *day of* September, *19* 71.

Beverly Jo Womble, *Notary Public*

*Commission expires* 8/9/72

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| OCT-4?? | CONV | 16,750.00 | | | | |
| OCT-4??S'TAX | | | A* | 43.42 | | |
| OCT-4??PR'FEE | | | A* | .50 | | |
| OCT-4?? | W'DEED | | A* | 4.00 | * | 47.92 |

WARRANTY DEED

FROM
Howard E. Allgood, et ux

TO
John Lester Wiggins, et ux

B 32916

IDENTIF. REFERENCE

OCT 4 11 39 AM '71

FELIX Z. 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

Dobson & Johnson, Inc.