B 6 4 0 9 1

BOOK 1611 PAGE 709

FORM NO. WD-1

IDENTIF. REFERENCE

JUN 19 1 19 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

x Clarence Wiggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 19 72

Donald J. Vestal
Notary Public

MY COMMISSION EXPIRES: 8-30-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Donald J. Vestal (NAME) 507 Woodland Street, Nashville, Tenn. 37206 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Wiggins et ux (NAME)	(NAME)	MAP 105-3
1228 2nd Ave. So. (STREET ADDRESS OR ROUTE NUMBER)	S A M E (STREET ADDRESS)	PARCEL 290
Nashville, Tenn. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Alonzo Wiggins and wife Lou Winnie Wiggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Wiggins and wife Iona Fergeson Wiggins

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. 21 on the Plan of Trimble's Addition to Nashville, as of record in Book No. 19, page 220, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the easterly side of Second Avenue South, formerly Market Street, and runs back between parallel lines 188½ feet to an alley.

Being the same property conveyed to Alonzo Wiggins and wife, Nannie Wiggins, by Installment Deed from Lettie Sweeney Cope of record in Book 1314, page 329, Register's Office for Davidson County, Tennessee. The said Nannie Wiggins having died on or about November 15, 1969 in Davidson County, Tennessee, and an interest was conveyed to Lou Winnie Wiggins by deed on November 4, 1971 creating a tenancy by the entireties of record Book 4550 page 855, Davidson County Registrar Deeds.

Said conveyance subject to a lien to be held by grantors to secure a note of $3,490.00 held by grantors payable by grantees.

This is unimproved ( ) improved (X) property, known as 1228 2nd Avenue South, Nashville, Tennessee 37210
(House Number) (Street) (P. O. Address) (City or Town) (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 our hands this 19th day of June, 19 72

X Alonzo Wiggins

X Lou Winnie Wiggins

STATE OF TENNESSEE
Davidson County

BOOK 4611 PAGE 710

Personally appeared before me, Donald J. Vestal, a Notary Public in and for said County and State, the within named Alonzo Wiggins and Lou Winnie 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 19th day of June, 1972

Commission expires 8-30-75

Donald J. Vestal
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
ALONZO WIGGINS and

LOU WINNIE WIGGINS

TO
CLARENCE WIGGINS

et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 19 72	CONV	*3,500.00			
JUN 19 72	S TAX		A*	9.10	
JUN 19 72	PB FEE		A*	.50	
JUN 19 72	W DEED		A*	4.00	* 13.60