This instrument prepared by: Seymour Samuels, Jr.
Third Natl. Bk. Bldg.
Nashville, Tennessee
37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wiggins Associates (NAME)	(Same)	108-1
3838 First National Bank Tower (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4697 PAGE 901 (NAME) (STREET ADDRESS)	
Atlanta Ga. 30303 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of One Hundred Sixty One Thousand Seven Hundred Fifty (161,750) Dollars cash paid by Wiggins Associates, a partnership, receipt of which is hereby acknowledged, Thomas Nelson, Inc. (formerly Royal Publishers, Inc.), a Tennessee corporation has bargained and sold, and by these presents does transfer and convey unto the said Wiggins Associates its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to -wit:

> Land in the former 3rd Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Company dated December 23, 1970:
>
> Beginning at a point (an iron pipe) in the west right-of-way of Donelson Pike, said point being 81.5 feet north and 40 feet west from Center Line Station 75+ 93.55 as shown on sheet nine of fifty, Metro proposed plan project No. 65-R-10A dated March 4, 1968, which is the Northeast corner of the Margaret B. Jones property and the Southeast corner of the Gilbert Rader property; thence leaving the West right-of-way of Donelson Pike North 85° 30' 30" West a distance of 942.7 feet to a hub in fence; thence north 1° 03' east a distance of 294.7 feet to an iron pin; thence South 86° 05' East a distance of 765.0 feet to an iron pin; thence South 85° 12' East a distance of 175.4 feet to a point; thence with the West right-of-way of Donelson Pike and a 3398.25 foot radius curve to the right a distance of 301.7 feet to the point of beginning and containing 6.470 acres, more or less.
>
> Being the same property conveyed to Royal Publishers, Inc., now Thomas Nelson, Inc., by deed from Miller Kimbrough, Jr., Trustee, of record in Book 4497, page 667, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wiggins Associates, a partnership, its heirs and assigns, forever. And Thomas Nelson, Inc. does covenant with the said Wiggins Associates that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 161,750

Subscribed and sworn to before me, this the 12th day of April, 19 73.

Affiant

My commission expires (Affix Seal)

Notary Public

for the lien of 1972 land taxes which are assumed by the grantee, and an easement granted Nashville Gas Company by Gilbert F. Rader of record in Book 3464, page 161, Register's Office for Davidson County, Tennessee. And Thomas Nelson, Inc. does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Wiggins Associates its heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Thomas Nelson, Inc. has caused its name to be signed hereto by its duly authorized officer at Nashville, Tennessee on this 12th day of April, 1973.

THOMAS NELSON, INC.

By: Robert J. Niebel
Robert J. Niebel
Secretary-Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dorothy E. Owen, a Notary Public of the State and County aforesaid, personally appeared Robert J. Niebel, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary-Treasurer of Thomas Nelson, Inc., the within named bargainor, a corporation, and that he as such Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee this 12th day of April, 1973.

Dorothy E. Owen
Notary Public

My commission expires: 2-2-77.

C 0 2 2 5 6

B. 4697 P. 903

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IDENTIF. REFERENCE

APR 12 1 06 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 12	CONV	99,000.00			
APR 12	CONV	62,750.00			
APR 12	S'TAX		A*	420.42	
APR 12	PR'FEE		A*	.50	
APR 12	W'DEED		A*	4.00	* 424.92