TENNESSEE TITLE COMPANY

BOOK 4899 PAGE 811

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a sole estate and fee simple title to Ray Smith Wiggins, therefore,

WE, Ray Smith Wiggins and wife, Bessie C. Wiggins

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto James H. Hill Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in Davidson County, Tenn.

Being part of Lot no. 28 on the plan of Dixie Pure Food Company's Subdivision as of record in Book 161, page 113, Book 332, page 51, Register's office for said County; Being Lot no. 4 on an unrecorded survey made by J.R. Wauford & Company, consulting engineers, October 25, 1960, described in said survey as set forth in a Warranty Deed of record in Book 4144, page 282, Register's Office for said County.

Being the same property as conveyed from Edwin R. Ward and wife, Sarah S Ward, by deed to Ray S. Wiggins, and wife, Bessie C. Wiggins, as of record in Book 4204, page 474, R.O.D.C., Tennessee.

43-6
11 pw

Buyer: Ray Smith Wiggins
401 A. Snow Ave
Madison, Tenn

Jas Bills
Same

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $6,750.00 which amount is the full consideration, and that this affidavit is made in good faith.

Ray Smith Wiggins

Subscribed and sworn to before me this 12 day of Jan. 72

× Martha Phipps
Notary Public

Commission Expires: May 17, 1975

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, the GRANTORS Ray Smith Wiggins, and wife, Bessie 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 TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Ray Smith Wiggins heirs and assigns, hereinafter referred to as the GRANTEES, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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, his heirs and and assigns, forever.

And I do covenant with the said GRANTEES that I am lawfully seized and posessed of said land and have a good right to convey it.

And I, the said TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said GRANTEES, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of a any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 12th day of January, 19 72.

James H Hill, Jr.
× Bessie C Wiggins
× Ray Smith Wiggins
Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray Smith Wiggins, Bessie C. Wiggins, James H. Hill, Trustee, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 19 72.

Commission expires 5/11/74 Notary Public Martha Phipps

This instrument prepared by James H. Hill, Attorney, Madison, Tennessee.

TENNESSEE TITLE COMPANY

Deed

From: Ray Smith Wiggins and wife, Bessie C. Wiggins

to: James H. Hill Trustee.

AND

From: James H. Hill Trustee.

to: Ray Smith Wiggins

Published by
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NASHVILLE, TENNESSEE

Zone Office
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of Richmond, Virginia

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IDENTIF. REFERENCE

MAR 28 11 08 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

MAR 28 75	MISC	A*	4.00	*	4.00