FORM NO. WD-1

BOOK 5030 PAGE 604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

William G. Wiggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 1976.

Notary Public

MY COMMISSION EXPIRES: 7-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William G. Wiggins (NAME)	Baker Mortgage Corporation (NAME)	16DA 00370
2804 Hawthorn Place (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	Map 117-4
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Par 225

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~~ I, NANCY J. DEMPSEY, also known as NANCY JUNE DEMPSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM G. WIGGINS and wife, MARTHA S. 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:

LAND in Davidson County, Tennessee, being Lot No. 3 of Block D on the Map of Belmont Terrace Annex, No. 3, as of record in Book 1130, page 24, Register's Office for said County.

SAID Lot No. 3 begins at a point in the easterly margin of Hawthorn Place, being the common corner of Lots Nos. 2 and 3; thence eastwardly 160 feet to the westerly margin of an alley; thence, along the margin of said alley, southwardly 124.5 feet to the northerly margin of a 5 foot strip reserved for a pipeway; thence westwardly 67 feet to a concrete monument; thence northwestwardly 100.9 feet to the easterly margin of Hawthorn Place; thence 68.1 feet, along said margin to the beginning.

BEING the same property conveyed to George T. Dempsey and wife, Nancy J. Dempsey by deed from F. L. Horton and Jimmy Cooper, of record in Book 4687, page 119, said Register's Office, the interest of the said George T. Dempsey having been divested out of him and vested in the said Nancy J. Dempsey by decree of the Fourth Circuit Court for said County in proceedings styled Nancy June Dempsey vs. George Tom Dempsey, Rule No. 70680, entered in Minute Book 87A, page 18, in the Clerk's Office for said County, a certified copy of which is recorded in Book 4858, page 129, said Register's Office.

This is ( ) unimproved (X) improved property, known as 2804 Hawthorn Place, Nashville, Tennessee 37212
(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 my hand this 28th day of May, 19 76

Nancy J. Dempsey

STATE OF TENNESSEE
Davidson County

BOOK 5030 PAGE 605

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NANCY J. DEMPSEY

the bargainor, 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 28th day of May, 19 76

Commission expires 9-8-79

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

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WARRANTY DEED

FROM
NANCY J. DEMPSEY

TO
WILLIAM G. WIGGINS ET UX

IDENTIF. REFERENCE

JUN 1 1 2 0 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Box 8 CA

JUN-1 76	CONV	29,000.00	B*	75.40	
JUN-1 76 S'TAX			B*	.50	
JUN-1 76 PR'FEE			B*	4.00	* 79.90
JUN-1 76	W'DEED				