BOOK 5043 PAGE 581

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,299.30

William H. Huggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 1976

Marbut C. Gaston
Notary Public

MY COMMISSION EXPIRES: 5-29-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR. Attorney, 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Huggins, Jr. and Alex B. Robison (NAME)	Guaranty Mortgage Company (NAME)	24W-10175
2706 West Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 104-15
Nashville, Tennessee-37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37238 (CITY) (STATE) (ZIP)	Par 135

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, BOBBY R. WIGGINS and wife, SUE WIGGINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM H. HUGGINS, JR. and ALEX B. ROBISON

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 the easterly half of Lot No. 11 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County.

SAID part of Lot No. 11 fronts 50 feet on the northerly side of West Linden, formerly Sunset Avenue, and runs back between parallel lines 163.1 feet on the east line and 163.25 feet, more or less, on the west line to the south line of Lot No. 18.

BEING the same property conveyed to Bobby R. Wiggins and wife, Sue Wiggins, by deed from Becky MacDavis, of record in Book 4929, page 640, Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes which Grantees assume.
SUBJECT to any restrictions and limitations which may appear of record affecting subject property.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of Nashville, of record in Book 4929, page 642, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2706 West Linden Avenue, 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 our hand s this 6th day of July, 1976

Bobby R. Wiggins

Sue Wiggins

STATE OF TENNESSEE
Davidson County

BOOK 5043 PAGE 582

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby R. Wiggins and wife, Sue 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 6th day of July 1976

Commission expires 5-29-77

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

BOBBY R. WIGGINS and wife,

SUE WIGGINS

TO

WILLIAM H. HUGGINS, JR. and

ALEX B. ROBISON

D 57522

IDENTIF. REFERENCE

JUL 9 11 44 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-9%	CONV	35,299.30			
JUL-9%	S'TAX		B*	91.78	
JUL-9%	PR'FEE		B*	.50	
JUL-9%	W'DEED		B*	4.00	* 96.28