Instrument Prepared By:

BOOK 5104 PAGE 281

, Kelley, Herbert & Crawford
Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-16-133	Mr/Mrs Joe F. Wiggins,III	Mortgage Corporation of South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S) 8DA-32888	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 524 Starliner Drive	LOAN OR ACCOUNT NO. 89979 PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

GARY ALLEN RICHARDS and wife, NORMA FAYE RICHARDS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE FRED WIGGINS, III and wife, GLYNDA CORRELL GIVENS WIGGINS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1008 on the Plan of Charlotte Park, Section 13, as of record in Book 2900, page 143.

Said Lot No. 1008 fronts 75.0 feet on the northeasterly margin of Starliner Drive and runs back between parallel lines, 150 feet to a dead line in the rear.

Being the same property conveyed to Gary Allen Richards and wife, Norma Faye Richards, by deed from Albert Douglas Snyder and wife, Andrea Nell Snyder, as of record in Book 4848, page 101.

This conveyance is made subject to restrictions in Book 3185, page 544.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th day of January, 19 77

Gary Allen Richards

Norma Faye Richards

Gary Allen Richards

Norma Faye Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5104 PAGE 282

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gary Allen Richards and wife, Norma Faye Richards the bargainor(s), 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, the 6th day of January, 1977.

My commission expires: 4/23/78

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$36,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 1977

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

D 8 4 4 5 5

WARRANTY DEED

FROM GARY ALLEN RICHARDS AND WIFE

TO JOE FRED WIGGINS, III AND WIFE

IDENTIFICATION REFERENCE

JAN 10 11 44 AM '77

REGISTER
DAVIDSON CO., TENN.

A:10	CONV	36,500.00			
A:10	S'TAX		B*	94.90	
A:10	PR'FEE		B*	.50	
A:10	W'DEED		B*	4.00	* 99.40

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public