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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900

James G. Quiggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 1977.

Barbara A. Lisbon
Notary Public

MY COMMISSION EXPIRES: My Commission Expires (AFFIX SEAL) Feb 23, 1981

This instrument prepared by:
GULLETT, STEELE, SANFORD
ROBINSON & MERRITT
NAME
230 Fourth Ave., No., Nashville, Tenn. 37219
ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Quiggins et ux (NAME)	HOME FEDERAL SAVINGS & LOAN (NAME)	5DU 61 904
420 Carl Miller Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	172-4 RE
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3

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, WILLIAM H. SMITHSON & SONS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES G. QUIGGINS AND WIFE, SUSAN A. QUIGGINS

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. 18 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Smithson & Sons, Inc., by deed from H. RaymondLigon and Matha H. Finch, Trustees of Memorial Care Fund Trust of record in Book 5090, page 145, and by quitclaim deed from G C & W Enterprises, Inc., of record in Book 5145, page 568, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 420 Carl Miller Drive (House Number) (Street) Antioch, Tennessee 37013 (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 8th day of July, 19 77

WILLIAM H. SMITHSON & SONS, INC.

By: William H Smithson Pres.

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor___, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William H. Smithson and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the WILLIAM H. SMITHSON & SONS, INC. the within named bargainor, a corporation, and that (he) as such President and _____ (~~they~~), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William H. Smithson as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 5th day of July, 1977.

My commission expires ~~My Commission Expires~~ Feb. 23, 1981

Barbara D. Risner
Notary Public

BARBARA D. RISNER NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM
WILLIAM H. SMITHSON & SONS, INC.

TO
JAMES G. QUIGGINS AND WIFE
SUSAN A. QUIGGINS

FEE 13747

IDENTIF. REFERENCE

JUL 11 3 05 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 11 77	CONV	46,900.00		
JUL 11 77	S'TAX		B*	121.94
JUL 11 77	PR'FEE		B*	.50
JUL 11 77	W'DEED		B*	4.00
			*	126.44

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.