312 Cedarmont

BOOK 5206 PAGE 747

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,900.00

Kenneth W. Biggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 1977

Patricia A. Lee
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Biggs (NAME)	Mortgage Corporation of the South (NAME)	162-9
312 Cedarmont Drive (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	6
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35202 (CITY) (STATE) (ZIP)	5DU 32295

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, Mortgage Guaranty Insurance Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Biggs and wife, Peggy J. Biggs

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 the 5th Civil District of Davidson County, Tennessee, being Lot No. 69 on the Plan of Cedarwood Estates, Section I, as of record in Book 4675, page 33, Register's Office for said County, as follows:

Said Lot No. 69 fronts 80.0 feet on the easterly side of Cedarmont Drive and extends back between parallel lines 170.13 feet to a line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Mortgage Guaranty Insurance Corporation by deed from Federal National Mortgage Association of record in Book 5206, page 745, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 312 Cedarmont Drive, Nashville, Tennessee 37211
(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 hands this 29th day of September, 1977

MORTGAGE GUARANTY INSURANCE CORPORATION

Edward R. Molling
Edward R. Molling, Assistant Secretary

Jack R. Babrove
Jack R. Babrove, Assistant Vice President

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~~ WISCONSIN
~~Davidson~~ County of

Before me, Claire A. Schermeister, a Notary Public within and for the State and County aforesaid, personally appeared Jack R. Babrove and Edward R. Molling ~~(his oath)~~ with whom I am personally acquainted and who upon (their several oaths) acknowledged ~~(himself)~~ (themselves) to be the Assistant Vice President and Assistant Secretary respectively of the Mortgage Guarantee Insurance Corporation the within named bargainor, a corporation, and that (he) as such Assistant Vice President and Assistant Secretary (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 ~~Jack R. Babrove~~ as such Assistant Vice President, and attesting the same by the said Edward R. Molling as such Assistant Secretary

Witness my hand and official seal at office at Milwaukee, Wisconsin on this the 29th day of September, 19 77

My commission expires 6/21/80

NOTARY PUBLIC STATE OF WISCONSIN

Claire A. Schermeister
Notary Public

WARRANTY DEED

FROM
MORTGAGE GUARANTY INSURANCE CORP

TO
KENNETH W. BIGGS

E 30086

IDENTIF. REFERENCE

OCT 7 11 36 AM '77

FELIX A. POLK, JR. REGISTER
DAVIDSON CO., TENN.

Recd. for Rec'd

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

OCT-7-	CONV	34,900.00			
OCT-7-	S'TAX		B*	90.74	
OCT-7-	PR'FEE		B*	.50	
OCT-7-	W'DEED		B*	4.00	* 95.24