ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Richard G. Wigart (NAME)	First & Mid-South Mtg. Co. (NAME)	136-6
164 Saxon Mist (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 2568 (STREET ADDRESS)	Par 247a
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
Ten & No/100 ---------- DOLLARS
and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $46,900.00 secured by a Deed of Trust of record in Book 5039, page 844, Register's Office for Davidson County, Tennessee.

We, Roy G. Nicholson and wife Elizabeth I. Nicholson

have bargained and sold, and by these presents do transfer and convey unto the said Richard G. Wigart and wife, Wanda L. Wigart

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 295, on the Plan of Priest Lake Park, Section 5, of record in Book 4460, pages 174,175,and 176, Register's Office for said County.

The above described property was conveyed to Roy G. Nicholson and wife, Elizabeth I. Nicholson by deed from Warren R. Curp and wife, Carol A. Curp, of record in Book 5039, page 842, said Register's Office.

MAR20 78	CONV	56,041.00			
MAR20 78	S'TAX		B*	145.60	
MAR20 78	PR'FEE		B*	.50	
MAR20 78	W'DEED		B*	4.00	* 150.10

unimproved ( )
This is improved (X) property, known as 164 Saxon Mist (House Number) (Street)
Nashville (P. O. Address) Tennessee (City or Town) 37217 (Zip Code)

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.

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.

Witness our hands this 17th day of March, 19 78.

x Roy G. Nicholson
Roy G. Nicholson

x Elizabeth I. Nicholson
Elizabeth I. Nicholson

BOOK 5263 PAGE 972

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy G. Nicholson, etux Elizabeth I. Nicholson

the bargainor, 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, this 17th day of March, 1978.

My commission expires 8-26-80 Notary Public Rebecca C. O'Steen

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 56,041.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

x Richard G. Wigart
Richard G. Wigart

Sworn to and subscribed before me this 17th day of March, 1978.

My commission expires 8-26-80 Notary Public Rebecca C. O'Steen

This instrument was prepared by:

Dobson & Johnson, Inc.	One Commerce Place, Nashville, Tenn.
Name	Address

WARRANTY DEED

FROM Roy G. Nicholson, etux

TO Richard G. Wigart, etux

E 5547.6

IDENTIF. REFERENCE

MAR 20 11 32 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
DOBSON AND JOHNSON, INC.
ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO:
DOBSON & JOHNSON, INC.