BOOK 5359 PAGE 963

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Nov. 1978

Notary Public

MY COMMISSION EXPIRES: 2-25-82
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry S. Wiggins (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 171-7 Par 35 Js
6417 Cloverbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, ROY S. JONES AND WIFE, CYNTHIA LYNN JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DR. TERRY S. WIGGINS AND WIFE, LORRAINE L. PAPA

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. 38 on the Plat of Resubdivision of Lots 37 and 38, Section 3 and 4, of Cloverland Acres, of record in Book 4715, page 18, said Register's Office.

Beginning at a point in the westerly margin of Cloverbrook Drive, at the common corner of Lot 39, Cloverland Acres, Section 3, as of record in Book 4660, page 25, and the herein described lot, thence leaving said drive with the line between said lots South 87° 03' 39" West 224.33 feet to a concrete monument, thence South 48° 49' 24" West 14.77 feet to a point, being the common corner of Lots 37 and 38, thence with the line between said lots in a northerly direction 223.76 feet to a point in the southerly margin of Cloverwood Drive, thence with said drive along a curve to the right having a radius of 874.08 feet a distance of 244.87 feet to a concrete monument, the beginning of a curve to the right having a radius of 25.0 feet thence around said curve in a southeasterly direction 37.97 feet to a concrete monument in the westerly margin of Cloverbrook Drive thence with said Drive, along a curve to the left, having a radius of 937.58 feet a distance of 165.0 feet to the point of beginning.

Being the same property conveyed to Roy S. Jones and wife, Cynthia Lynn Jones by deed from Richard J. Morgan and wife, Emma R. Morgan of record in Book 5086, page 810, Registr's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6417 Cloverbrook Drive (House Number) (Street) Brentwood, Tenn. (P. O. Address) 37027 (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 2 day of Nov., 1978

Roy S. Jones

Cynthia Lynn Jones

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, KATHY JC HAHN, a Notary Public in and for said County and State, the within named Roy S. Jones and wife, Cynthia Lynn Jones, 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 2 day of Nov. 19 78.

Commission expires 2-23-81

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 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

13407-1

WARRANTY DEED

FROM
Roy S. Jones and wife,
Cynthia Lynn Jones

TO
Dr. Terry S. Wiggins and wife,
Lorraine L. Papa

E 98427

IDENTIF. REFERENCE

Nov 3 3 00 PM '78

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-3 78	CONV	94,000.00		
NOV-3 78	S'TAX		B*	244.40
NOV-3 78	PR'FEE		B*	.50
NOV-3 78	W'DEED		B*	4.00
			*	248.90