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WARRANTY DEED

BOOK 5388 PAGE 412

FROM BEN F. HARTMAN and wife, FRANCIS ANN HARTMAN

ADDRESS NEW OWNER(S) AS FOLLOWS:	GLYNN RAYMOND WIGGINS,JR. Et Ux 5802 Ethel Street Nashville, Tennessee 37209
SEND TAX BILLS TO:	Mercantile Mortgage Company 30 Warder Street Springfield, Ohio 45501
PREPARED BY:	Clyde Paul Holland, Attorney 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	Map 91-10 Par. 36.1

F. I. 1.0.02

IDENTIF. REFERENCE

JAN 24 8 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00 Affiant Ben F. Hartman

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 1979

DATE

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------TEN. AND . NO/100---------- ($10.00) ---------- DOLLARS cash in hand paid by GLYNN RAYMOND WIGGINS,JR. and wife, JANE A. WIGGINS, and other good and valuable considerations, receipt of which is hereby acknowledged,

BEN F. HARTMAN and wife, FRANCIS ANN HARTMAN

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

GLYNN RAYMOND WIGGINS,JR. and wife, JANE A. WIGGINS

..... their (his, her, its) heirs, successors 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 the southerly 75 feet of Lots Nos. 76 and 77 on the Plan of the subdivision of Lots 39 & 40 of the B. F. Cockrill Farm as of record in Book 332, Page 41, Register's Office for said County.

SAID parts of said lots front 70 feet on the easterly side of Street and extend back along the north margin of an alley 100 feet to the westerly line of Lot No. 78 on said Plan.

BEING the same property conveyed to Ben F. Hartman and wife, Francis Ann Hartman by deed from Howard C. Duke and wife, Elizabeth Duke of record in Book 5148, Page 790, Register's Office for Davidson County, Tennessee.

JAN 24	CONV	21,000.00			
JAN 24	S'TAX		B*	54.60	
JAN 24	PR'FEE		B*	.50	
JAN 24	W'DEED		B*	4.00	* 59.10

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This is unimproved ( ) improved (X) property, known as 5802 Ethel Street, Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND We, Grantors do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 16th day of January, 19 79

Ben F. Hartman
BEN F. HARTMAN

Francis Ann Hartman
FRANCIS ANN HARTMAN

{STATE OF Tennessee ; COUNTY OF Davidson } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Ben F. Hartman and wife, Francis Ann Hartman

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 16th day of January 19 79

4-15-81
Comission Expires

Notary Public

(AFFIX SEAL)

CLYDE P. HOLLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)