This Form furnished by Attorneys Title Company, Inc.

BOOK 5930 PAGE 824

Form No. WD-2

FROM

Jerry Wayne Deering and wife,

Constance R. Deering

TO

James F. Wiggins

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Wiggins (NAME)	James F. Wiggins (NAME)	Map 52-9
1121 Peter Pan St. (STREET ADDRESS OR ROUTE NUMBER)	1121 Peter Pan St. (STREET ADDRESS)	Parcel 64
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	11D-68695

(FOR REGISTER'S USE)

H 0 6 3 8 2

IDENTIF. REFERENCE

Aug 30 11 24 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,563.76 James F. Wiggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 82

Notary Public

MY COMMISSION EXPIRES: 1-1-85

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100ths ($10.00) DOLLARS

cash in hand paid by James F. Wiggins, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing on a promissory note to Fidelity Federal Savings & Loan Association secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 4937, page 343, Register's Office for Davidson County, Tennessee, WE, JERRY WAYNE DEERING AND WIFE, CONSTANCE R. DEERING

have bargained and sold, and by these presents do transfer and convey unto the said JAMES F. WIGGINS, his 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. 4 on the Plan of Subdivision of Lot Nos. 20, 21, 24 and 25, Montague Subdivision, as of record in Book 843, page 79, Register's Office of Davidson County, Tennessee.

Said Lot fronts 94 feet along Peter Pan Street, extends back 125 feet along the easterly line and 125 feet along the westerly line to a dead line in the rear measuring 94 feet.

Being the same property conveyed to Jerry Wayne Deering and wife, Constance R. Deering by deed from Carol R. Barnes, of record in Book 4937, page 341, Register's Office for Davidson County, Tennessee.

CHECK

8/30/82

5225

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WD-2

This is unimproved ( ) improved (X) property, known as 1121 Peter Pan Street, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James F. Wiggins, his heirs and assigns, forever.

And we do covenant with the said James F. Wiggins 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.

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 James F. Wiggins, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 30th day of August, 19 82

Jerry Wayne Deering

Constance R. Deering

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jerry Wayne Deering and wife, Constance R. Deering the bargainor s, 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 30th day of August, 19 82

Notary Public

Commission expires 1-19-84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , 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 of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by singing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

22563.76- CO
56.76 CO TX
.50 PRFEE
6.00 WDEED
CHECK 65.26-
6225A08/30/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 6 3 8 2

IDENTIF. REFERENCE

AUG 30 11 24 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922489