FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Roger C. Wiggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 84.

Notary Public

MY COMMISSION EXPIRES: Mar. 5, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roger C. Wiggins (NAME)	Investors Savings & Loan Association (NAME)	141-15-C-37
6920 River Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	9D 68153
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (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, Allen Earps Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger C. Wiggins and wife, DiAnn K. Wiggins

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. 140 on the plan of Phase "5", Rolling River Estates, of record in Book 5800, page 33, Register's Office for said County.

SAID Lot No. 140 fronts 75.25 feet on the easterly margin of River Ridge Drive and extends back 130.52 feet on the northerly line and 117.24 feet on the southerly line to a dead line in the rear, measuring 111.48 feet thereon.

BEING the same property conveyed to Allen Earps Builders, Inc., by deed from Metropolitan Federal Savings & Loan Association, of record in Book 6132, page 66, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4788, page 950, Book 4871, page 640, and Book 5855, page 605, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Allen Earps Builders, Inc., by Saturn & Mazer, ** as its Attorney in Fact pursuant to a Power of Attorney of record in Book 6282, page 224, said Register's Office. **Attorneys,
The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is unimproved ( ) improved (XX) property, known as 6920 River Ridge Drive, Nashville, Tennessee 37221
(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 my hand this 1st day of May, 19 84

ALLEN EARPS BUILDERS, INC.

BY: Allen Earps President by Saturn & Mazer, Alan D. Mazer atty-in-fact
Allen Earps, President
BY: Alan D. Mazer, Partner of Saturn & Mazer,
Attorney in Fact

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

FELIX Z. HILL, II REGISTER
DAVIDSON COUNTY, TN
MAY 3 9 2 AM '84
IDENTIF. REFERENCE
1:96:19

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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

WARRANTY DEED

FROM
ALLEN EARPS BUILDERS, INC.

TO
ROGER C. WIGGINS ET UX

RETURN TO: JCB
PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alan D. Mazer* with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to the Attorney in Fact for Allen Earps, the President of Allen Earps Builders, Inc., the within named bargainor, a corporation, and that he as such Attorney in Fact for Allen Earps, the said President of said corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation on behalf of Allen Earps, the President of said corporation, as the free act and deed of the said Allen Earps as such President. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of May, 1984.

*partner of Saturn & Mazer,

PERCY WILKINS, JR. NOTARY PUBLIC

NOTARY PUBLIC Christy Wilkins Carey

Commission expires: Nov 1, 1987.

EXHIBIT TO WARRANTY DEED
FROM
ALLEN EARPS BUILDERS, INC.
TO
ROGER C. WIGGINS, ET UX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Saturn & Mazer, Attorneys
BY: Alan D. Mazer, Partner

Sworn to and subscribed before me this
1st day of May, 19 84.

Notary Public

My Commission Expires: Nov 4 1987

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
			98500.00- CAMT.	
			256.10 CSTAX	
			.50 PRFEE	
			5.00 MORTG	
			CHECK	265.60-
			3469A05/03/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 9 6 1 9

IDENTIF. REFERENCE

MAY 3 9 52 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33066