Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mark Allen Wigger and wife Amy Autenrieth Wigger 1714 Warfield Drive Nashville, Tennessee 37215	same	Map 131-3 Parcel 162
This instrument prepared by: Boult, Cummings, Conners & Berry, PLZ 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BOOK 6602 PAGE 219

FOR AND IN CONSIDERATION of the sum of TEN and no/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Sue M. Evans, Executrix of the Estate of George J. Johnson (deceased) and not individually (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Mark Allen Wigger and wife, Amy Autenrieth Wigger, (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of record in Book 974, page 19, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 1129, page 321, said Register's Office, as amended in Book 6104, page 64, said Register's Office.

4. Easements for sanitary sewer and/or storm drainage of record in Book 4110, page 655, and Book 4211, page 163, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,500.00.

Mark A. Wiggs
Affiant

Subscribed and sworn to before me this 8th day of July, 1985.

Pamela L. Ingram
Notary Public
My Commission Expires: 4/17/88

This is improved property, known as 1714 Warfield Drive, Nashville, Tennessee 37215.

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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Sue M. Evans executes this Deed and makes such warranties, covenants and representations as are contained herein only in the capacity of Executrix of the Estate of George J. Johnson, deceased, and not individually, and such covenants and warranties shall bind only the Estate of George J. Johnson, deceased, and not the personal estate of the Executrix.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of July, 1985.

Sue M. Evans
Sue M. Evans, Executrix of the Estate of George J. Johnson, deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela L. Zimmerman, a Notary Public in and for said County and State, the within named Sue M. Evans, Executrix of the Estate of George J. Johnson, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of July, 1985.

Pamela L. Zimmerman
Notary Public

My Commission Expires: 7/17/88

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 75.15 feet on the northerly side of Warfield Avenue and runs back between lines, 263.88 feet on the westerly line and 269.44 feet on the easterly line to a dead line and measures 75 feet thereon.

Being the same property conveyed to George J. Johnson and wife, Nellie E. Johnson by quitclaim Deed from Joel E. Jordan, Jr., of record in Book 4897, page 764, said Register's Office. The said Nellie E. Johnson having since died, and the said George J. Johnson having succeeded to her interest as surviving tenant by the entirety, and the said George J. Johnson having subsequently died and directed in his Last Will and Testament dated December 12, 1984, of record in Will Book 149, page 823, Probate Clerk's Office of Davidson County, Tennessee, that said property be sold.

The description thereof having been determined by Final Decree entered in the Chancery Court of Davidson County, Tennessee, Rule No. 80-1885-III, on June 17, 1981, in Minute Book 16, page 518, a certified copy of which is of record in Book 5763, page 855, Register's Office of Davidson County, Tennessee.

J 1 9 4 5 6

IDENTIF. REFERENCE

JUL 9 3 27 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6602 PAGE 253

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
			75000.00- CAPT.	
			196.30 CSTAX	
			.50 PRFEE	
			12.00 MORTD	
			CHECK	208.80-
6066A	07/09/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 9 4 5 6

IDENTIF. REFERENCE

JUL 9 3 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152314