file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
**2210 Crestmoor Road, Nashville, Tennessee 37215-0157**

**ADDRESS NEW OWNER:**
Howard L. Wiggins
c/o Margaret Watson
Barnes Realtors
761 Old Hickory Blvd.
Brentwood, TN 37027

**MORTGAGEE:**
SAME

**MAP-PARCEL NUMBERS:**
143-02A-68 CO
9DZ-72995

**WARRANTY DEED**

BOOK 6932 PAGE 210

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roy Dan Webb, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Howard L. Wiggins and wife, Jody M. Wiggins hereinafter called the Grantee, Grantee's 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. 68 on the plan of Phase Three, Harpeth Trace Estates, of record in Book 5200, pages 751, 752 and 753, Register's Office for said County.

SAID Lot No. 68 fronts 44.62 feet on the northeasterly margin of Harpeth Trace Drive and extends back 155.73 feet on the northwesterly line and 156.04 feet on the southeasterly line to a dead line in the rear, measuring 69.78 feet thereon.

Being the same property conveyed to Roy Dan Webb by deed from Karl E. Peters of record in Book 6755, page 716, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6274, page 148, Book 5380, page 357, Book 5120, page 199, Book 5129, page 208, said Register's Office, and to the matters set forth in the above referenced plan of record.

2 5 3 5 7

IDENTIFICATION REFERENCE

Jul 29 12 22 PM '86

FELIX P. DAVIS, JR. REGISTER
DAVIDSON CO. NASHVILLE, TN

This is (un)improved property, known as 605 Harpeth Trace Drive, Nashville, TN. 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of July, 19 86

Roy Dan Webb

Roy Dan Webb

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 28th day of July, 19 86, before me personally appeared Roy Dan Webb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6932 PAGE 211

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 49,900.00.

Margaret E Sutton
Affiant

Subscribed and sworn to before me, this the 28th day of July, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WILKINS IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CHANCERY

WARRANTY DEED

from:
Dan Webb, unmarried,

to:
ward L. Wiggins and wife, Jody M.
ins

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
ille, Tennessee 37215-0157

TN-25528

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6932 PAGE 212

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

4900[illegible].00- CONT.
139.72 CSTAX
.50 PRFE
6.00 WDE D
CHECK 146.22-
3486A07/29/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25857

IDENTIFICATION REFERENCE

JUL 29 12 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276730