BOOK 7333 PAGE 444 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $64,093.50

Arthur Broncaccio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Arthur & Arlene R. Broncaccio (NAME)	Lincoln Service Corporation (NAME)	Map 32-9
108 Crystal Court (STREET ADDRESS OR ROUTE NUMBER)	1100 Walnut Street, P. O. Box 989 (STREET ADDRESS)	Par. 6
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Owensboro, KY 42302-0989 (CITY) (STATE) (ZIP)	10D-03039

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. William J. Wiggs, Jr. and wife, Julie Elizabeth Wiggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur Broncaccio and wife, Arlene R. Broncaccio

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:

BEING Lot No. 131 on the Plan of Timbertrail, Section 2, of record in Book 5200, page 333, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William Joseph Wiggs, Jr. and wife, Julie Elizabeth Wiggs by deed from Bobby L. Lovett and wife, Lueatrice Green Lovett, of record in Book 6713, page 886, Register's Office for Davidson County, Tennessee.

Except for a certain mortgage to Lincoln Service Corporation, recorded in Book 6713, page 889, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to Restrictive Covenants of record in Book 5522, page 681, Book 5649, page 567 and Book 5740, page 74, and such easements and setback lines of record in Book 5200, page 333, Register's Office for Davidson County, Tennessee.

5.8.7.0.5. IDENTIFICATION REFERENCE.

AUG 24 2 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

08/24 185.00 CHECK

unimproved ( )
This is improved (X) property, known as 108 Crystal Court (House Number) (Street) Nashville, TN 37207 (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 Whereever 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 our hands this 21st day of August, 1987

William J. Wiggs, Jr.

Julie Elizabeth Wiggs

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, William J. Wiggs, Jr. and Julie Elizabeth Wiggs
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t_he _y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 21st day of August 19 87.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

William J. Wiggs, Jr. and wife,

Julie Elizabeth Wiggs

TO

Arthur Broncaccio and wife,

Arlene R. Broncaccio

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

64093.50- CAMT.
179.48 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 185.98-
4997A08/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 8. 7. 0. 5.

IDENTIFICATION REFERENCE

AUG 24 2 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08842