File Box 8/tl

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

ADDRESS NEW OWNER:
Mikell D. Wiggs
8029 Stallion Court
Nashville, TN 37221

MORTGAGEE:
Investors Federal Savings Bank
109 Walton Ferry Road
Hendersonville, TN 37075

MAP-PARCEL NUMBERS:
MAP 128-14
PARCEL 182
9D-57494

BOOK 7428 PAGE 893

WARRANTY DEED

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, James D. Arrington and Sandra C. Arrington hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mikell D. Wiggs and wife, Sharon S. Wiggs 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. 38 on the plan of Stacy Square, Section 2, of record in Book 4175, page 30, Register's Office for said County.

SAID Lot No. 38 fronts 89.38 feet on the southeasterly margin of Stallion Court and extends back 93.8 feet on the southwesterly line and 133.1 feet on the northeasterly line to a broken line in the rear, measuring 95.34 feet thereon.

Being the same property conveyed to James D. Arrington and wife, Sandra C. Arrington by deed from William E. Adams and wife, Annetta R. Adams of record in Book 5031, page 534, said Register's Office. James D. Arrington and Sandra C. Arrington have since divorced by final decree of record in Book 7387, page 544, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 4265, page 777 and amended in Book 4379, page 833, said Register's Office, and to the matters set forth in the above referenced plan of record.

9 | 3.9 3
IDENTIFICATION REFERENCE
DEC 17 1 38 PM '87
DAVIDSON COUNTY, TN

This is (un)improved property, known as 8029 Stallion Court, 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 15th day of December, 19 87.

Sandra C. Arrington

James D. Arrington

0884 12/17 0101 07.00

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of December, 19 87, before me personally appeared James D. Arrington and Sandra C. Arrington, 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 their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7428 PAGE 894

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 $ 79,950.00.

Mikell D. Wiggs
Affiant

Subscribed and sworn to before me, this the 15th day of December, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
James D. Arrington and Sandra C. Arrington

to:
Mikell D. Wiggs and wife, Sharon S. Wiggs

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7428 PAGE 895

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
				MAMT 79950.00
				ERR CO
				MAMT 79950.00-
				CAMT 79950.00
				CON TX 223.72
				PRFEE 0.50
				MDEED 6.00
				TOTAL 230.22
				CHECK 230.22
12/17/87	01			13:40 0001 0884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.1.3.9.3

IDENTIFT REFERENCE

DEC 17 1 39 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 46052