BOOK 7438 PAGE 879

File Box 6 can

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Kelley & wife, Lissa G. Kelley (NAME)	SAME (NAME)	Map 104-9 Parcel 61
3702 Richland Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(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, John Hugh Wiggins, Devisee and Administrator under the Last Will and Testament of Joseph Harold Wiggins, and Allison Wiggins, wife of John Hugh Wiggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Kelley and wife, Lissa G. Kelley

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. 155 and the easterly half of Lot No. 157 of Block No. 8 on the Plan of Richland Realty Company's Division "A". A plan of said property is of record in Book 161, page 151, Register's Office for said County, showing said property divided into blocks but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan showing the subdivision of blocks into small lots, said Lot No. 155 and the easterly half of Lot No. 157 front together 75 feet on the northerly side of Richland Avenue and run back between parallel lines, parallel with and 50 feet west of the westerly margin of Craighead Street, 192.5 feet to an alley.

Being the same property conveyed to Joseph H. Wiggins, by deed from Laura L. Cameron, Margaret M. Warren and Loula Warren Denning, of record in Book 4198, page 635, said Register's Office, and being the same property vested in John Hugh Wiggins as devisee under the Last Will and Testament of Joseph Harold Wiggins, deceased, of record in Will Book 160, page 321, Probate Court for said County.

The above property is conveyed subject to a letter from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4988, page 504, said Register's Office.

4.3.7.0.

IDENTIFICATION REFERENCE

DEC 30 3 39 PM '87

PAUL L. WILSON JR. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3702 Richland Avenue, Nashville, Tennessee 37205
(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 successors, assigns 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.

4.00 0001 01 03 CHECK 661.70

Witness our hand s this 30th day of December, 1987

John Hugh Wiggins, Devisee and Administrator under the Last Will and Testament of Joseph Harold Wiggins

Allison Wiggins

Form 3

BOOK 7438 PAGE 880

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Hugh Wiggins, Devisee & Administrator and Allison Wiggins the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of Dec., 1987

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF)

COUNTY OF)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM John Hugh Wiggins, Devisee and Administrator under the Last Will and Testament of Joseph Harold Wiggins, and Allison Wiggins, wife of John Hugh Wiggins

TO James R. Kelley and wife, Lissa G. Kelley

RETURN TO: **Dearborn & Ewing**
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

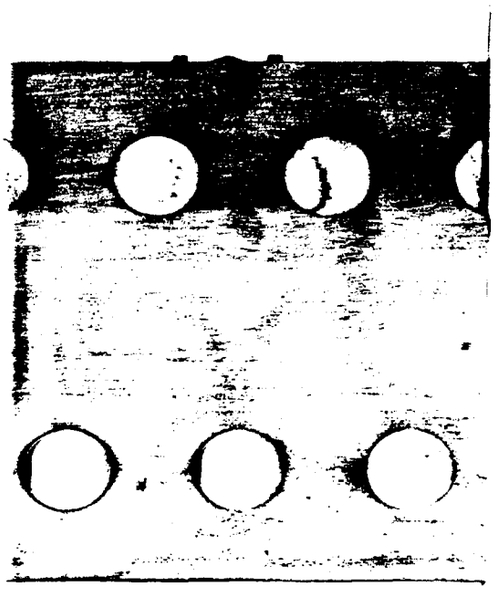
COUNTY OF DAVIDSON)

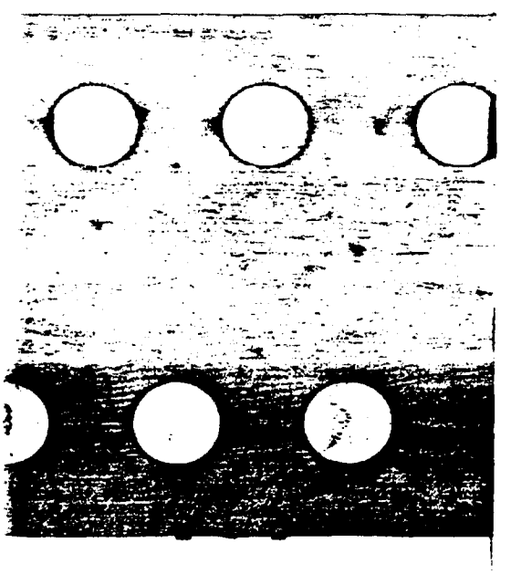
The actual consideration or value, whichever is greater, for this conveyance is $234,000.00

Subscribed and sworn to before me this 30 day of Dec., 1987

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7438 PAGE 881

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

CAMT 234000.00
CON TX 655.20
PRFEE 0.50
WDEED 6.00
TOTAL 661.70
CHECK 661.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/87 01 15:34 0001 4444

9. 4. 3. 7. 0.

IDENTIFICATION REFERENCE

DEC 30 3 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49514