Bet 50

BOOK 7583 PAGE 85

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Baron Partners	Same	Map 118-1
2100 West End Avenue		Parcel 33
Suite 800		
Nashville, Tennessee 37203		
Mortgagee: None		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Margaret Lee Harding Wiggins being one in the same person as Margaret Lee Wiggins and Margaret Lee Harding, a widow, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Baron Partners, a Tennessee general partnership, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the easterly 64 feet of Lot No. 10 on the Plan of Malcolm Clark's Subdivision of Lots Nos. 8 and 9 of W.L.B. Lawrence Plan, of record in Plan Book 2, page 124, Chancery Court at Nashville, Tennessee.
>
> Said part of said lot front 64 feet on the southerly side of Sweetbriar Avenue and extends back 308 feet on the easterly line of Lot No. 10 and 309 feet on the westerly line of part of Lot No. 10, to a dead line in the rear on which it measures 64 feet.
>
> Being the same property conveyed to Margaret Lee Harding by deed from John W. Bates and wife, Shirley S. Bates of record in Book 4099, page 513, said Register's Office.

This is improved property known as 1403 Sweetbriar Avenue, Nashville, Tennessee 37212. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors and assigns, forever. And GRANTOR does covenant with 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, except for:

1. Taxes for 1988, a lien, but not yet due and payable.

And GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title

to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 24th day of June, 1988.

Margaret Lee Harding Wiggins
Margaret Lee Harding Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otto, a Notary Public of said county and state, Margaret Lee Harding Wiggins, the within named bargainor(s), 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, at office, this 24th day of June, 1988.

Catherine E. Otto
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

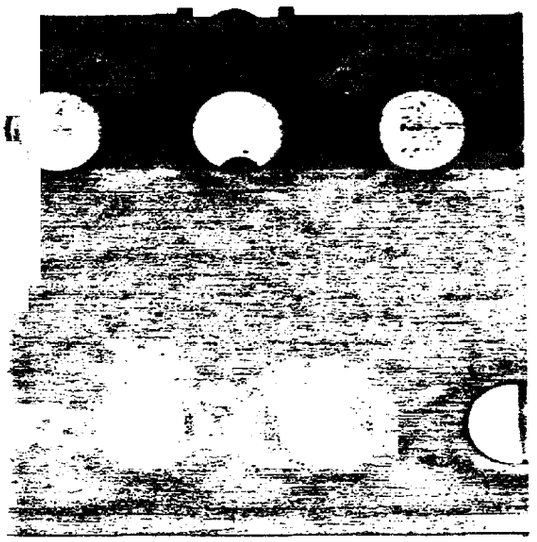
The actual consideration for this transfer or value of property (whichever is greater) is $35,100.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

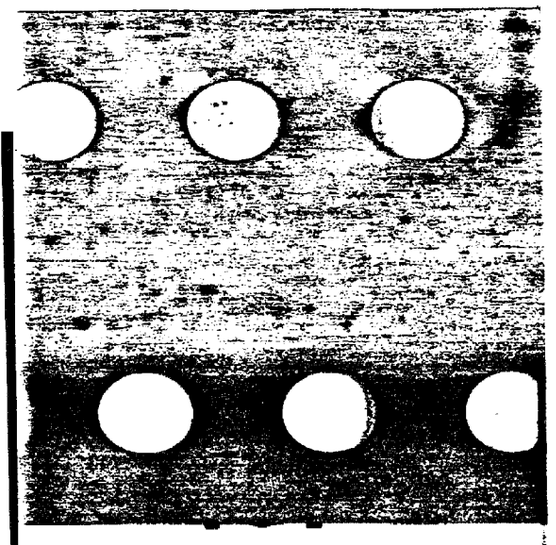
James P. Thornton

Sworn to and subscribed before me
this 24th day of June, 1988.

Catherine E. Otto
Notary Public
My Commission Expires: 1-10-89

4377 IDENTIFICATION REFERENCE
JUN 24 3 16 PM '88
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7583 PAGE 87

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 35100.00
				CON TX 98.28
				PRFEE 0.50
				WDEED 6.00
				TOTAL 104.78
				CHECK 104.78
06/24/88		01		15:21 0001 9801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4377

IDENTIFICATION REFERENCE

JUN 24 3 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106578