Box 17

BOOK 8076 PAGE 731

File No: 8443-4

Address New Owner:	Send Tax Bills To:	Map/Parcel
Mozelle Hudson 1833 9th Ave. N. Nashville, TN. 37208	Same	Map 59-13 Par 128.01

WARRANTY DEED

FOR AND IN CONSIDERATION 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, NETTIE J. BLAIR WIGGINS, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said MOZELLE HUDSON, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 248 on the Map of Treppard Heights Subdivision, as of record in Book 2663, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 248 fronts 90 feet on the northwesterly side of West Hamilton Avenue and extends back 166.9 feet on the northeasterly line and 120 feet on the southwesterly line, to the rear line of Lots Nos. 250 & 251, on which it measures 100 feet.

Being the same property conveyed to Nettie J. Blair by Quitclaim Deed from Robert F. Lance, of record in Book 5794, page 244, Register's Office for Davidson County Tennessee.

Nettie J. Blair Wiggins and Nettie J. Blair being one and the same person.

Harold A. Wiggins, husband of Nettie J. Blair Wiggins, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to him by virtue of his marriage to Nettie J. Blair Wiggins, and (ii) waiving, renouncing and quitclaiming to grantee any dower, elective share, exemption rights or other rights which he may have or which are provided for by law in the premises hereby conveyed.

This property is conveyed subject to restrictions of record in Book 2752, page 213, and Book 2797, page 183, Register's Office for Davidson County, Tennessee; all matters shown on the Plan of record in Book 2663, pages 64 & 65, said Register's Office; any easements and to all applicable local government planning, building and zoning regulations.

This is improved property known as 3116 West Hamilton, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MOZELLE HUDSON, her heirs and assigns forever.

14800

IDENTIF. TREFERENCE

MAR 30 11 31 AM '96

DAVIDSON COUNTY

7209 03/30 0101 03CHECK 134.05

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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.

WITNESS our hands on this 29TH day of March, 1990.

Harold A. Wiggins
HAROLD A. WIGGINS

Nettie J. Blair Wiggins
NETTIE J. BLAIR WIGGINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 38,500.

Marelle Hudson
AFFIANT

Sworn to and subscribed before me this 29th day of March, 1990.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: 3-3-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nettie J. Blair Wiggins and husband Harold A Wiggins, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of March, 1990.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: 3-3-1992.

Prepared By:
Tom G. Coleman, Jr. Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 8076 PAGE 733

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

CAMT 38500.00
CON TX 127.05
PRFEE 1.00
WDEED 6.00
TOTAL 134.05
CHECK 134.05

03/30/90 01 11:29 0001 7209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14800U

IDENTIF. TREFERENCE

MAR 30 11 31 AM '90

DAVIDSON COUNTY

No. 305618