FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Emily S. Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily S. Waggoner (NAME)	Same (NAME)	162-05-0-C-031C0
5515 Country Drive, Unit 31 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	05DU-55641
Nashville, TN (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, Howard L. Wiggins and wife, Jody M. Wiggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily S. Waggoner, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee described as follows, to wit:

TOWN HOUSE NO. 31, Building No. 3, in Hickory Valley Condominium, a Horizontal Property Regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to Howard L. Wiggins by deed from Sandra Lynn Garrott as of record in Book 5153, page 554, said Register's Office.

Jody M. Wiggins, the spouse of Howard L. Wiggins joins in to convey her marital interest.

This conveyance is subject to Master Deed of record in Book 4521, page 574, amended in Book 5001, page 394, By-Laws in Book 4521, Page 582, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Also subject to a Deed of Trust of record in Book 7362, Page 93, said Register's Office which secures an indebetedness to be paid pursuant to the terms of a Wrap-Around Deed of Trust between the parties hereto dated and recorded simultaneously herewith.

This is unimproved ( ) improved (X) property, known as 5515 Country Drive, Nashville, TN
(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 seised 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. 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.

Witness their hand s this 31st day of August, 19 90

Howard L. Wiggins

Jody M. Wiggins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard L. Wiggins and wife, Jody M. Wiggins

the bargainor S, 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 Nashville, Tennessee, this 31st day of August, 19 90.

Notary Public

Commission Expires 7/24/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

54572

WARRANTY DEED

FROM

Howard L. Wiggins and wife, Jody M. Wiggins

TO

Emily S. Waggoner, unmarried

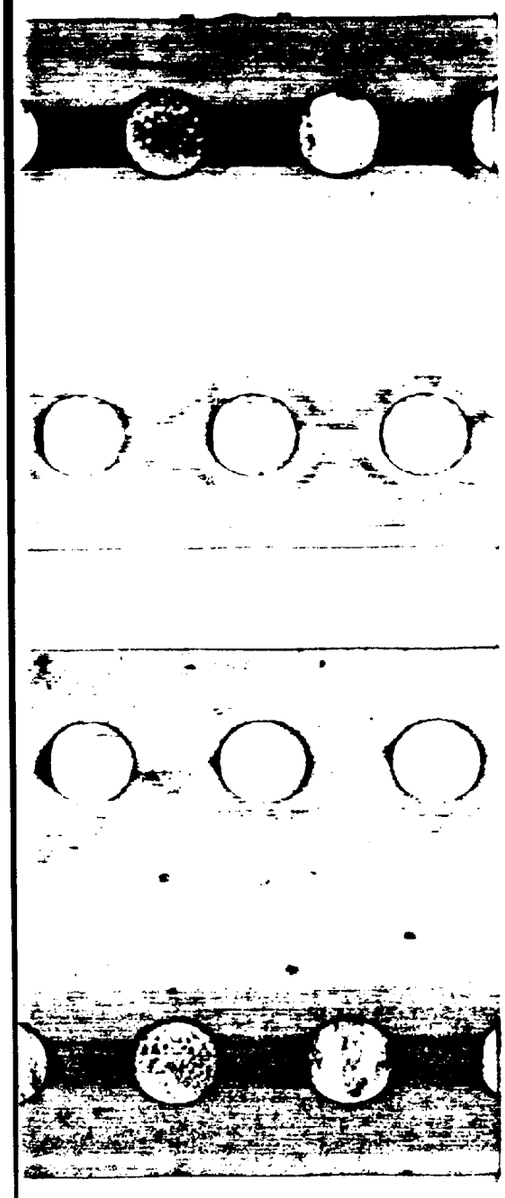
SEP 4 12 48 PM '90

5635 09/04 0101 03CHECK 191.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8188 PAGE 306

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 56000.00
CON TX 184.80
PRFEE 1.00
MDEED 6.00
TOTAL 191.80
CHECK 191.80

09/04/90 01 12:49 0001 5635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4572

IDENTIFICATION REFERENCE

SEP 4 12 48 PM '90

FELIX Z WILSON, II
DAVIDSON COUNTY

No. 352327