PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 31816)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 135000.00

Melanie Gay Hollins
Affiant

Sworn and subscribed before me this
24th day of April, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
William G. Wiggins
2009 20th Avenue S.
Nashville, Tennessee 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

MAP-PARCEL NUMBERS
104-12-109

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, the undersigned **James D. Barnes and spouse, Betty J. Barnes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William G. Wiggins and Melanie Gay Hollins, both single persons, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Calhoun's Subdivision, as shown of record in Book 161, page 156, Register's Office for said County.

SAID Lot No. 8 fronts 50 feet on the westerly side of 20th Avenue South, formerly Courtney Avenue, and runs back between parallel lines 150 feet to an alley.

Together with an easement for joint driveway purposes as granted by instrument of record in Book , page , said Register's Office.

BEING the same property conveyed to James L. Barnes and wife, Betty J. Barnes and James L. Riggs and wife, Susan Riggs by deed from Agnes D. Dickey, unmarried, of record in Book 6566, page 185, said Register's Office. James L. Riggs and wife, Susan Riggs have since conveyed all their interest in subject property to James L. Barnes and wife, Betty J. Barnes by quitclaim deed of record in Book 7720, page 648, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Betty J. Barnes by James D. Barnes as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2009 20th Avenue S., 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 the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 24th day of April, 1992.

James D. Barnes

James D. Barnes

Betty J. Barnes By James D. Barnes

Betty J. Barnes, By: James D. Barnes, Atty-In-Fact

State of Tennessee
County of Davidson

On this 24th day of April, 1992, before me the undersigned authority, personally appeared James D. Barnes, 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 the execution as a free act and deed.

Deborah M Berry

Notary Public

My Commission Expires: 9-24-94

NOTARY PUBLIC

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 **James D. Barnes**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Betty J. Barnes**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of April, 1992.

Deborah H Barrie
Notary Public

My Commission Expires: 9-24-94

EXHIBIT "A"
To
WARRANTY DEED

FROM: James D. Barnes and Betty J. Barnes

TO: William G. Wiggins and Melanie Gay Hollins

4613 05/07 0101 03CHECK 506.50

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

James D. Barnes
James D. Barnes, Affiant

Sworn to and subscribed before me this 24th day of April, 1992.

Notary Public

My Commission Expires: 9-24-94

DAVIDSON COUNTY, TN
REGISTER'S OFFICE
MAY 7 1:09 PM '92
IDENTIFICATION REFERENCE
08410

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

RECEIVED OF _____

FOR _____

BOOK 8621 PAGE 99

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 6.00
TOTAL ~~506.50~~
CHECK ~~506.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/92 01 12:08 0001 4613

0 8 4 1 0

IDENTIFICATION REFERENCE

MAY 7 12 09 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528866