mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8733 PAGE 15

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William J. Wiggs, et ux 5404 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map To be assigned Parcel

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BILLIE JEAN HUNTER, an unmarried woman, by and through Linda Sue Simpkins, her Attorney-in-Fact, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto WILLIAM J. WIGGS and wife, MAXINE R. WIGGS, hereinafter referred to as 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 tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 1 on a survey dated April 24th, 1972 by John R. Alley, Registered Land Surveyor No. 249, as follows:

Beginning at a point in the center of Lickton Pike, a corner to the property of Mazie Ford; thence crossing Lickton Pike in a westerly direction with the line of Mazie Ford and continuing with the line of Homer Lee Randolph a/k/a Boots Randolph, with a fence line, North 78 deg. 30' West 688 feet to an iron stake; thence North 20 deg. 30' East 1,097.5 feet to an iron stake in the southerly margin of a gravel road; thence with said margin of said road South 66 deg. 30' East 680 feet to a point in the center of Lickton Pike above a culvert; thence with the center line of Lickton Pike South 20 deg. 30' West 953 feet to the point of beginning and containing 15.9 acres, more or less.

Being a part of the same property conveyed to W. T. Hunter a/k/a William Turner Hunter and wife, Martha Rains Hunter by deed of record in Book 1142, page 552, Register's Office for Davidson County, Tennessee. The said Martha Rains Hunter died intestate in 1942 survived by her husband, W. T. Hunter a/k/a William Turner Hunter, at which time ownership and title to the said property became vested in W. T. Hunter, in fee simple. W. T. Hunter thereafter married Erma Hunter who died in July, 1965. W. T. Hunter a/k/a William Turner Hunter, an unmarried man, died testate on August 11th, 1973 at the age of 75 years, survived by his daughter, Billie Jean Hunter, the Grantor herein, she being the only child born to or adopted by W. T. Hunter during his lifetime and his only natural heir. The Last Will and Testament of W. T. Hunter a/k/a William Turner Hunter was admitted to Probate in the Probate Court for Davidson County, Tennessee, on August 30th, 1973 in the matter of The Estate of William Turner Hunter, deceased, Docket No. 58947. The said Will of William Turner Hunter provides that in the event his wife, Erma Dean Hunter, predeceases him, all of his estate, real, personal or mixed (which includes the property hereinabove described) should be devised or bequeathed to his daughter, Billie Jean Hunter, the Grantor herein. The said Estate of William Turner Hunter has been closed and the undersigned, for and on behalf of Billie Jean Hunter, certifies

that all debts and obligations owing by William Turner Hunter, during his lifetime or by reason of his death, have been fully paid and satisfied.

The foregoing described was prepared from a survey dated April 24th, 1972, by John R. Alley, Registered Land Surveyor, No. 249.

The current mailing address for said property is: 16 acres, more or less, Lickton Pike, Whites Creek, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1992 State and County taxes, which are a lien but not yet due and payable, and which will be prorated between the parties on or before February 15th, 1993 and paid in full at that time.

2. Easements for utilities serving the premises.

3. All other matters apparent and of record.

And I, the GRANTOR, do further covenant and bind myself, my 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.

LINDA SUE SIMPKINS, Attorney in Fact for Billie Jean Hunter, the Grantor herein, executes this Deed for and on behalf of Billie Jean Hunter under the provisions of a General, Durable Power of Attorney filed for record in Book 8676, page 762, Register's Office for Davidson County, Tennessee. Linda Sue Simpkins certifies that the said Billie Jean Hunter is an unmarried woman.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

Billie Jean Hunter
BILLIE JEAN HUNTER, by Linda Sue Simpkins, Attorney in Fact

"GRANTEES"

William J. Wiggs
WILLIAM J. WIGGS

Maxine R. Wiggs
MAXINE R. WIGGS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 14th day of September, 1992, before me, personally appeared Linda Sue Simpkins, to me known to be the person who executed the foregoing instrument on behalf of Billie Jean Hunter, an unmarried woman, and acknowledged that she executed the same as the free act and deed of the said Billie Jean Hunter, an unmarried woman.

WITNESS my hand and official seal this the 15th day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. WIGGS and wife, MAXINE R. WIGGS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

Affiant

Sworn to and subscribed before me, this the 16th day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

46897

IDENTIFICATION REFERENCE

SEP 18 10 50 AM '92

DAVIDSON COUNTY, TN

7959 09/18 0101 03CHECK 249.50



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

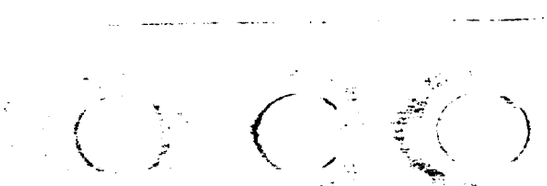
RECEIVED OF _____

FOR _____ BOOK 8733 PAGE 18



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 64000.00
				CON TX 236.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 249.80
				CHECK 249.80
09/18/92		01		10:51 0001 7936



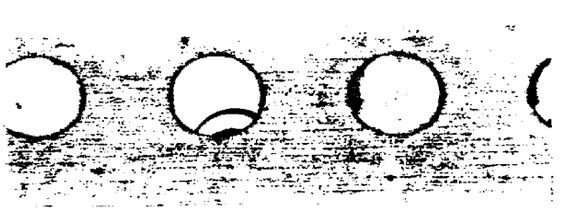
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46897

IDENTIFICATION REFERENCE

SEP 18 10 50 AM '92

F. Z. WILSON II REG. ST.
DAVIDSON COUNTY, TN



No. 571572