STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Barbara Jane Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 94

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Atty's., 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Jane Martin	Troy & Nichols, Inc.	103-4 #104
(NAME)	(NAME)	
147 45th Avenue North	P.O. Box 4025	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Monroe, LA 71211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William Patrick Wiggins, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Jane Martin, 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:

The following described tract or parcel of land, situated in Davidson County, Tennessee, being more particularly described as follows:

Being the south 60 feet of Lot No. 1 of Block No. 3 on the map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said part of Lot No. 1 is more particularly described as beginning at a point in the west margin of 45th Avenue, 60 feet, North from the southeast corner of said Lot No. 1, running thence in a westerly direction, 60 feet to the West line of Lot No. 1, thence south with the said West line, 60 feet to the south west corner of said lot, thence eastwardly with the North margin of an alley, 60 feet to 45th Avenue; thence Northwardly with the west margin of 45th Avenue 60 feet to the point of beginning.

Being the same property conveyed to William Patrick Wiggins, unmarried, by deed from Viola Craun, unmarried, of record in Book 7738, page 515, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

And I, Marian E. Wiggins , wife of William Patrick Wiggins, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 147 45th Avenue North, Nashville, TN 37209
(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 seized 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 our hand S this 23rd day of February 19 94

William Patrick Wiggins

Marian E. Wiggins

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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 William Patrick Wiggins and wife, Marian E. 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 23rd day of February, 1994.

Commission expires May 7, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

21929

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
FEB 22 PM 2:24
REGISTER'S OFFICE
DAVIDSON COUNTY

0073 02/28 0101 03CHECK 286.50

Warranty Deed from William Patrick Wiggins, to Barbara Jane Martin.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
			02/28/94 01	15:26 0001 0073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21929
IDENTIFICATION REFERENCE
FILED 28 PM 3:24
DATE

No.760944