43

WARRANTY DEED

BOOK 9275 PAGE 70

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,600.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF February 19 94
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wayne Wiggins	First Union National Bank	104-8-C-3C0
(NAME)	(NAME)	
1605 Horton Avenue	150 Fayetteville Street Mall	22W22696
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Raleigh, NC 27601-2919	
(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, B & A Hyder Trucking Co., Inc., a Florida Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Wayne Wiggins and Audrey L. Wiggins, both unmarried and joint tenants with right of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Peabody Square Condominiums, of record in Plat Book 6250, Page 177, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to B & A Hyder Trucking Co., Inc., a Florida corporation, by deed from Merit Music Corporation, a Tennessee corporation, of record in Book 8846, Page 677, Register's Office for Davidson County, Tennessee.

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

26331
IDENTIF. & REFERENCE

'94 MAR 10 PM 2:11
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

0226 03/10 0101 03CHECK 325.72

unimproved ( )
This is improved (X) property, known as 1605 Horton Avenue, Nashville, TN 37212
(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 my hand this 1st day of February 19 94

B & A Hyder Trucking Co., Inc., a Florida Corporation
By:
Boyd Hyder, President

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF North Carolina
COUNTY OF Henderson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Boyd Hyder and n/a with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and n/a respectively of the B & A Hyder Trucking Co., Inc. the within named bargainor, and corporation, and that he as such _____ and n/a being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Boyd Hyder as such _____, and attesting the same by the said n/a as such n/a.

Witness my hand and official seal at office at Hendersonville, N.C. on this the _____ day of February 19 94.

My commission expires October 4 1994

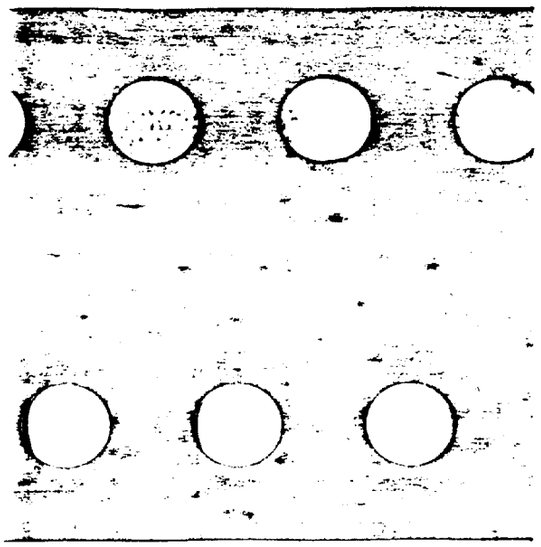
_____
Notary Public

WARRANTY DEED

FROM
B & A Hyder Trucking Co., Inc.

TO
John Wayne Wiggins
Audrey L. Wiggins

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201



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

RECEIVED OF _____

FOR _____

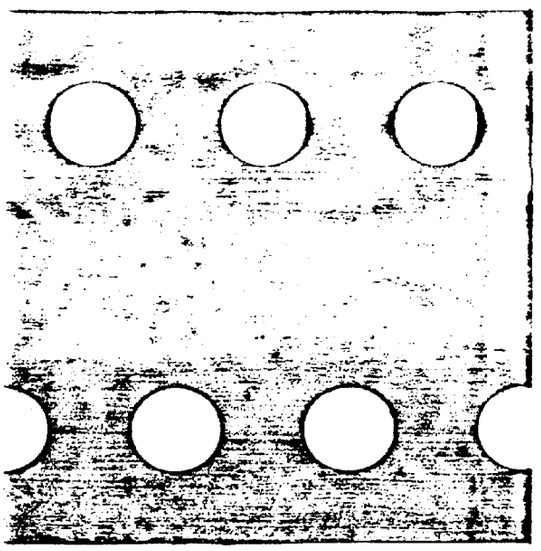
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85600.00
CON TX 316.72
PRFEE 1.00
WDEED 8.00
TOTAL 325.72
CHECK 325.72

03/10/94 01 14:11 0001 0226



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26331
IDENTIF. & REFERENCE

94 MAR 10 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 765618