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STATE OF TENNESSEE
COUNTY OF Davidson

94-952

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Charles L Wiggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 19 94

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 7/23/94

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Wiggins	Virgil E. Nipper & Dorothy W. Nipper	92-13
(NAME)	(NAME)	
P. O. Box 93	1554 Latimer Lane	87
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072	Hendersonville, TN. 37075	GO 9851
(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, Virgil E. Nipper and wife, Dorothy W. Nipper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Wiggins and wife, Linda R. Wiggins

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:

Being the southerly 107.5 feet of Lot No. 13 on the Map of Subdivision of R. A. Cartwright's Heirs Land, of record in Book 421, page 145, Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning at a point in the center of Cartwright Street at the southeast corner of the prpoerty conveyed to Frank D. Waggoner and wife, by deed from Claude B. Garrison and wife, of record in Book 3138, page 167, said Register's Office; thence with Garrison's southerly line, westerly 117-1/2 feet to the easterly line of Lot No. 12 on said Plan; thence with the line between said lots, southerly 107.5 feet to a corner of Lot No. 4 on said plan; thence with the line between Lots 4 & 13, easterly 117.5 feet to a point in the center of Cartwright Street; thence with the center of the same, northerly 107.5 feet to the beginning.

BEING the same property conveyed to Virgil E. Nipper and wife, Dorothy W. Nipper by deed from Carol N. Burnett, filed of record in Book 7684, page 676, Register's Office for Davidson County, Tennessee.

This is improved property known as 227 Cartwright Street, Goodlettsville, TN. 37072

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 their hands this 17th day of May, 19 94.

Virgil E. Nipper

Virgil E. Nipper

Dorothy W. Nipper

Dorothy W. Nipper

94-952

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Virgil E. Nipper and wife, Dorothy W. Nipper 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 Goodlettsville Tennessee, this 17th day of May, 19 94.

My commission expires 7/23/94

Janis L. Duree
Notary Public Janis L. Duree

IDENTIF. & REFERENCE

94 MAY 23 AM 11:05
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

... 23 0101 03CHECK 231.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

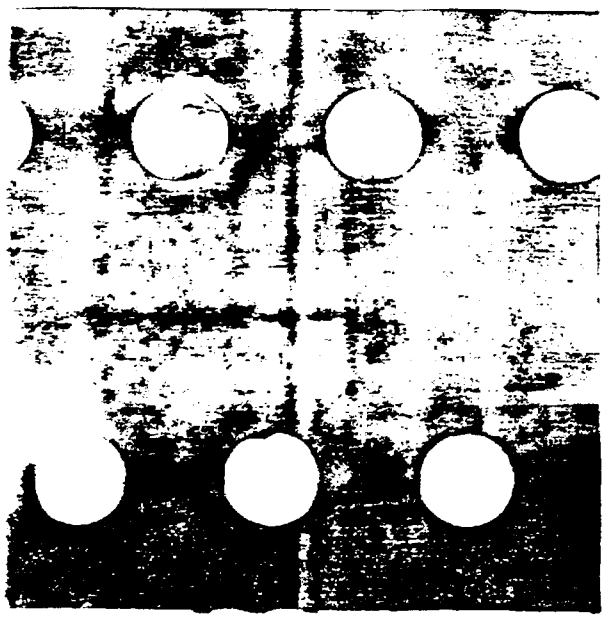
FOR _____

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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
			CHRT	50000.00
			CON TX	222.00
			PRFEE	1.00
			MTGEE	9.00
			TOTAL	231.00
			CHECK	231.00

05/23/94 01 11:04 0001 9120



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52854
IDENTIF. & REFERENCE

94 MAY 23 AM 11:05
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 794117