THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 113,000.00

Julianne H. Wagnon
Affiant

Subscribed and sworn to before me, this 27th day of May 1994

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROSE L. WIGGINS 1202 Calvin Avenue Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 83-5 PARCEL 314

1783 05/31 0101 03CHECK 427.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTEEN THOUSAND AND NO/100---- ---------- ($ 113,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, RHETT R. FRYE, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROSE L. WIGGINS AND JULIANNE H. WAGNON, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 41 of Block "C" on the Plan of F. O. Beazley, East Nashville, of record in Book 2, page 66, Chancery Court at Nashville, Tennessee.

SAID Lot No. 41 fronts 50.0 feet on the south side of Calvin Avenue and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Rhett R. Frye and Ronnie W. Smith by deed from James C. Oliver of record in Book 7091, page 697, Register's Office for Davidson County, Tennessee; the said Ronnie W. Smith having since died testate & his Will of record in Will Book 187, page 481, File #93P-1584, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to Rhett R. Frye.

94 MAY 31 AM 11:

FELIX A. DAVIDSON COUNTY, TN. REGISTER

55329

IDENTIF. & REFERENCE

This is improved property known as 1202 Calvin Avenue, Nashville, Tennessee 37206

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of F.O. Beazley of record in Book 2, page 66, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of May, 19 94.

RHETT R. FRYE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 RHETT R. FRYE, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 19 94.

My Commission Expires: November 22, 1997

Notary Public

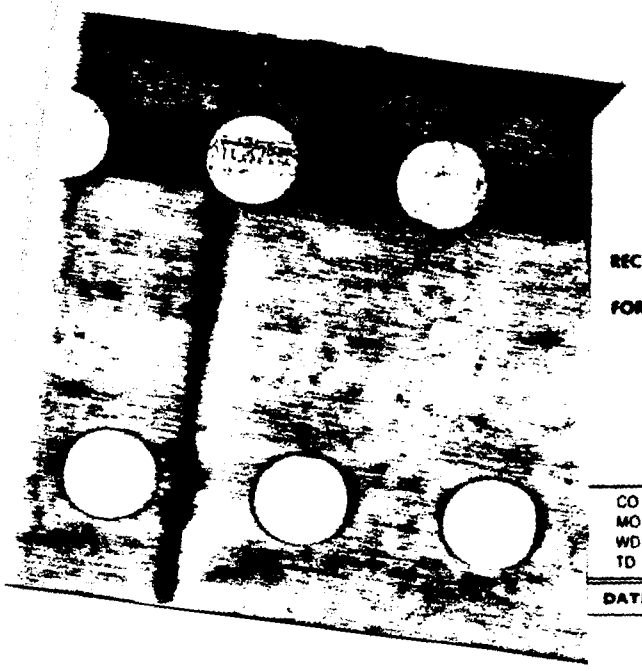
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

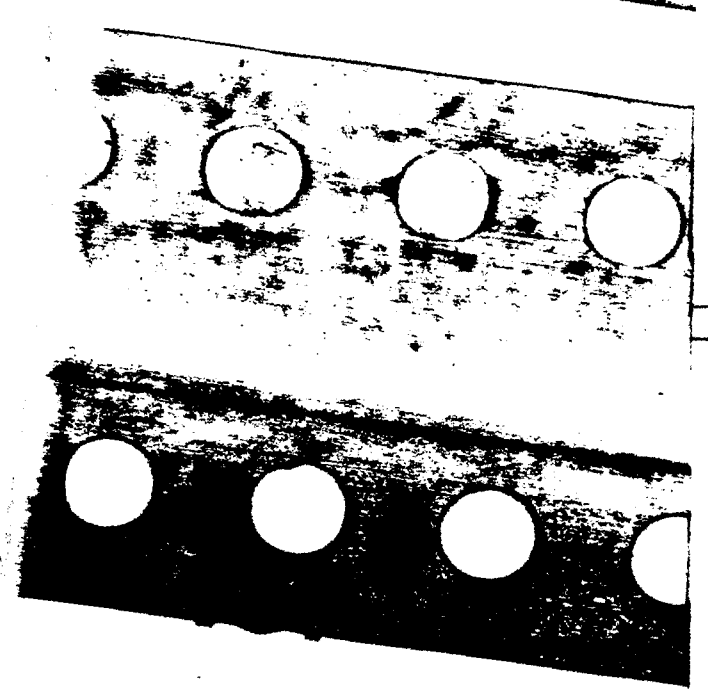
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9360 PAGE 608

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 113000.00
CON TX 418.10
PRFEE 1.00
WDEED 8.00
TOTAL 427.10
CHECK 427.10

05/31/94 01 11:19 0001 1783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55329
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 11:19

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 79674