B-X 58
(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Marrianne Baugh Adams
Affiant

SUBSCRIBED AND SWORN TO BEFO[illegible]
17th DAY OF May [illegible] 95

[illegible]
Notary P[illegible]

MY COMMISSION EXPIRES: 3/[illegible]/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marrianne Baugh Adams (NAME)	First American National Bank (NAME)	MAP 136-3-B
3880 Priest Lake Drive, #57 (ADDRESS)	P.O. Box 305048 (ADDRESS)	PARCEL 12 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5048 (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. Allan Nagy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marrianne Baugh Adams

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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 57, Building No. 28, and the garage therewith, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, of record in Book 4675, page 131; and in Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Andrew B. Gibson, Jr., Trustee by deed from B. Allan Nagy and Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs, who simultaneously conveyed the property to Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs, a one-half undivided interest as tenants by the entirety and to B. Allan Nagy, unmarried, a one-half undivided interest, each one-half interest held together as a joint tenancy with right of survirorship, of record in Book 8912, pge 864, Register's Office for Davidson County, Tennessee. Further conveyed to Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs, by Quitclaim Deed from B. Allan Nagy of record in Book 9574, page 766, said Register's Office. FURTHER conveyed to B. Allan Nagy by Quitclaim Deed from Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs of record in Book 9676, page 946, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deeds.

This conveyance is subject to 1995 taxes, prorated and assumed by the Grantee the day of closing; all matters as shown on the above stated plan of record; the Master Deed, By-laws and all amendments as set out in Book 4651, page 412, as made applicable to Phase 2 in Book 4979, page 939, and amended in Book 5189, page 671, said Register's Office; assessment of homeowners association dues, party wall for use in common with owner(s) of attached and appurtenant

CONTINUED

unimproved ( )
This is improved (X) property, known as 3880 Priest Lake Drive, #57, Nashville, TN 37217
(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 17th day of May 19 95

B. Allan Nagy, Dorothy P. Wiggs, Attorney in Fact

B. Allan Nagy
by Dorothy P. Wiggs, attorney-in-fact

BOOK 9676PG951

STATE OF TENNESSEE
COUNTY OF

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 TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Dorothy P. Wiggs with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the attorney-in-fact of the B. Allan Nagy the within named bargainor, and that she as such arrotney-in-fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said B. Allan Nagy by Dorothy P. Wiggs as such attorney-in-fact, and attesting the same by the said _____.

Witness my hand and official seal at office at Nashville, TN on this the 17th day of May 19 95.

My commission expires 3/23/96 Notary Public

LEGAL DESCRIPTION CONTINUATION

improvements, and rights of others to common elements.

NOTE: This is no longer the primary residence of B. Allan Nagy and has never been the primary residence of Bert R. Wiggs, Jr. and wife, Dorothy P. Wiggs.

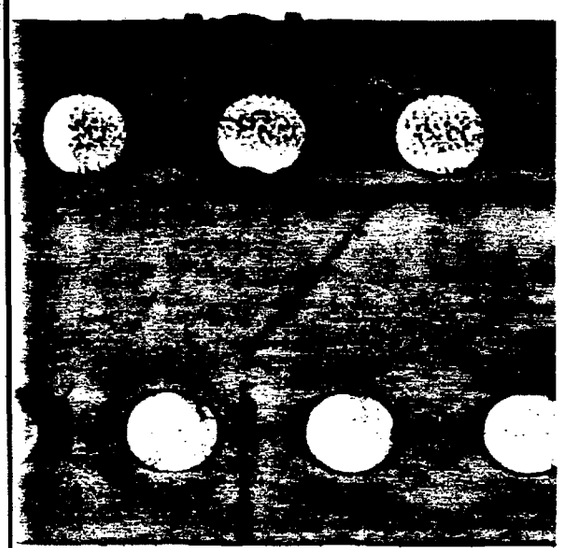
IDENTIF. ↑ REFERENCE 0062467

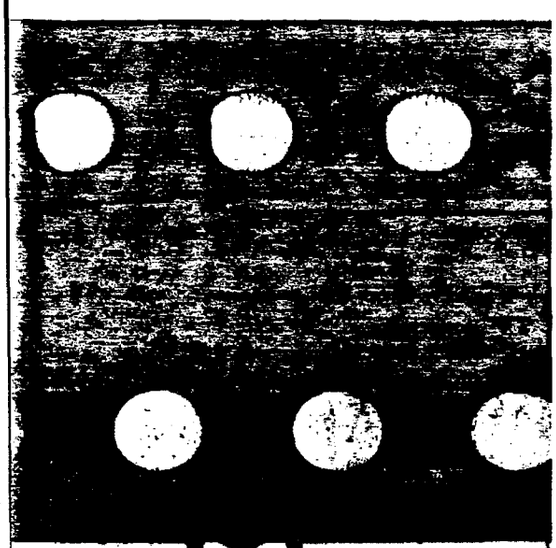
95 MAY 19 PM 3:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2898 05/19 0101 03CHECK 260.60

WARRANTY DEED
FROM
B. Allan Nagy
TO
Marrianne Baugh Adams

RETURN TO:
Combs & Hix, P.C.
315 Deaderick St.
Suite 1100
Nashville, TN 37237





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

RECEIVED OF _____

FOR _____

BOOK 9676PC952

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

05/19/95 01 15:43 0001 2898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00624467
IDENTIF. ↑ REFERENCE

95 MAY 19 PM 3:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.912247