BOOK 9822 PG 112

THIS INSTRUMENT WAS PREPARED BY
McDonnell Dyer
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00
Mary E. Fairchild by
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 95
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest G. Wiggins, Jr.	New Owner	MAP 168-0
(NAME)	(NAME)	
9370 Hester Beasley Road		PARCELS 215, 214,
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		145, 146 & 147
(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, Mary E. Fairchild, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest G. Wiggins, Jr. and wife, Marsha L. 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:

SEE ATTACHED EXHIBIT A for legal description

Being the same property conveyed to Mary E. Fairchild by deed of record in Book 9193, page 450, Register's Office for Davidson County, Tennessee, and a portion of which was quitclaimed by instrument of record in Book 9251, page 30, said Register's Office.

95 OCT -9 AM 11:16
FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0109985

unimproved ( )
This is improved (X) property, known as 9370 Hester Beasley Road, Nashville, TN 37221
(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 ~~29th~~ 28th day of September 19 95

Mary E. Fairchild (A.K.A.) Flores
Mary E. Fairchild

STATE OF TENNESSEE/New York
COUNTY OF DAVIDSON/Kings

BOOK 9822 PG 113

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Fairchild, a single person aka Mary Fleury

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Brooklyn NY, Tennessee, this ~~29th~~ 28th day of September, 19 95.

Commission expires December 15 1996

Notary Public

MARISA S. FELMAN
Notary Public, State of New York
Qualified in Kings County
Commission Expires 12/15/96

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

4393 09/09 0101 03C:HECK 1,271.00

EXHIBIT "A"

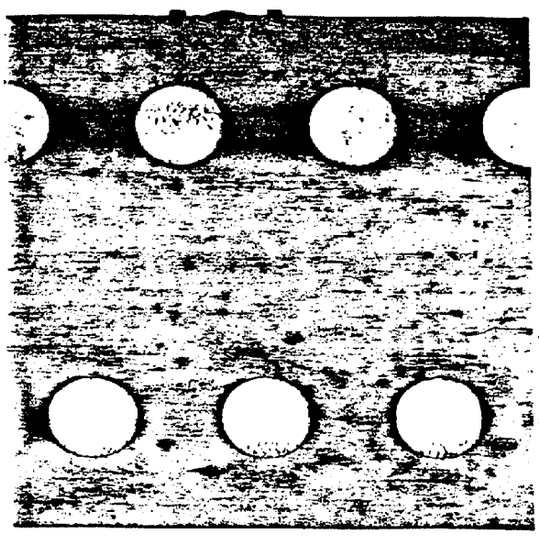
File Number: 36958

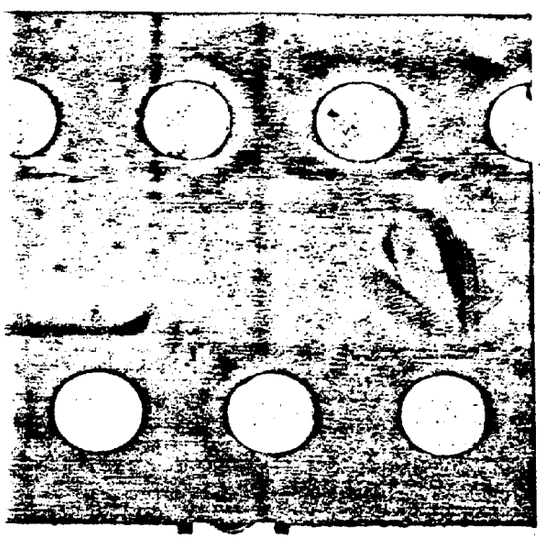
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being a tract (formerly three tracts) of land described according to a survey of Robert J. Morris, dated November 29, 1986 and described as follows, to wit:

BEGINNING at a point in the center of the South Harpeth River at the point where the right of way for the State Highway No. 100 intersects with the South Harpeth River, this being the point of beginning. Thence, from the point of beginning, along the easterly margin of the right of way of State Highway No. 100 North 33 deg. 56 min. 16 sec. east 452.30 feet to a point; thence south 56 deg. 03 min. 44 sec. west 7.00 feet to a point; thence north 33 deg. 56 min. 16 sec. east 11.97 feet to a point in the westerly margin of Hester Beasley Road south 22 deg. 23 min. 04 sec. east 151.18 feet to a point; thence continuing along the westerly or southerly margin of Hester Beasley Road as it curves 658.31 feet to a point; thence with the said margin of Hester Beasley Road south 84 deg. 24 min. 04 sec. east 376.27 feet to a point; thence with the said margin of Hester Beasley Road as it curves 389.99 feet to a point at an iron pin; thence, leaving Hester Beasley Road with Hamblin's westerly line, south 25 deg. 00 min. east 746.27 feet to an iron pin; thence south 21 deg. 30 min. east 385.00 feet to an iron pin; thence south 52 deg. 00 min east 200 feet to an iron pin; thence south 19 deg. 02 min. 06 sec. east 687.0 feet to an old iron pin; thence south 36 deg. 49 min. east 215.06 feet to an iron pin in the westerly margin of Morrison; thence with Morrison south 0 deg. 03 min. 13 sec. west 819.76 feet to an iron pin in a rock pile at the top of a hill; thence south 51 deg. 56 min. 20 sec. west 131.97 feet to a point at an iron pin; thence south 43 deg. 04 min. 55 sec. west 234.00 feet to an iron pin at the corner of Groves and Morrison; thence with Groves north 13 deg. 08 min. 45 sec. west 434.29 feet to a point; thence north 5 deg. 12 min. 45 sec. west 285.67 feet to a point, said point being at an iron pin on an island in the center of the South Harpeth River; thence with the center of the South Harpeth River as it flows, in a generally northerly and northwesterly direction a distance of 3,809.61 feet to the point of beginning. The center of the South Harpeth River meanders and is subject to accretion. The calls for the meandering of the South Harpeth River in the distance of 3,809.61 feet are, as per the survey of Robert J. Morris on November 29, 1986, as follows: from the point at the iron pin on an island in the center of the South Harpeth River, as above stated, north 17 deg. 37 min, 20 sec. east 270.18 feet to a point thence north 13 deg. 11 min. 43 sec. west 281.92 feet to a point; thence north 38 deg. 53 min. 14 sec. west 294.61 feet to a point; thence north 47 deg. 13 min. 17 sec. west 334.26 feet to a point; thence north 64 deg. 02 min. 13 sec. west 982.64 feet to a point; thence north 39 deg. 59 min. 32 sec. west 267.97 feet to a point; thence north 0 deg. 36 min. 04 sec. east 361.18 feet to a point; thence north 13 deg. 33 min. 40 sec. west 339.51 feet to a point; thence north 56 deg. 26 min. 40 sec. west 392.14 feet to a point; thence north 67 deg. 05 min. west 285.20 feet to a point, being the point of beginning, containing 51.14 acres, more or less.

BEING the same property conveyed to Mary E. Fairchild by deed from W. C. Adams and wife, Ann S. Adams of record in Book 9193, page 450, said Register's Office. By Quitclaim Deed of record in Book 9251, page 30, said Register's Office, the said Mary E. Fairchild conveyed to herself, Mary E. Fairchild, a non-exclusive easement for ingress and egress over subject property. Said Quitclaim Deed also divided Tax Map 168, parcel 146, into two tax parcels.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9822PG115

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	340000.00
			CON TX	1258.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1271.00
			CHECK	1271.00
10/09/95	01	11:16 0001	4398	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109985
IDENTIF. # REFERENCE

95 OCT -9 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 963164