This Instrument Prepared By: Gerald C. Wigger, Attorney
200 Fourth Avenue, North, Nashville, TN 37219

WARRANTY DEED

BK/PG 10001 PG 462

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
42-13-54.00	Wayne Edward Grove 626 Vanoak Drive Madison, TN 37115	Pacific Southwest Bank 4144 N. Central Expwy., Ste. 160 Dallas, Texas 75204
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO 0036304
11D 10765	626 Vanoke Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
96 APR -3 AM 8:15

IDENTIFICATION REFERENCE 01660870

PHILLIP K. WIGGER AND WIFE, KAREN A. WIGGER
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WAYNE EDWARD GROVE AND wife, SANDRA L. BRABER-GROVE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Hedgewood Hills, as of record in Plat Book 2900, page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip K. Wigger and wife, Karen A. Wigger, by deed from Charles R. McConnell and wife, Ann McConnell, as of record in Book 8983, page 230, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, restrictions of record in Book 3180, page 51 and all matters shwon on the recorded plan referred to above.

3669 04/03 0101 03CHECK 530.70

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1996 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of March, 19 96

X Phillip K. Wigger
Phillip K. Wigger

X Karen A. Wigger
Karen A. Wigger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10001 PG 463

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Phillip K. Wigger and wife, Karen A. Wigger

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 Nashville, Tennessee, this, the 29th day of MARCH, 1996.

My commission expires:
11/28/98

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (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 _____,
this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 141,040.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 1996. MY COMMISSION EXPIRES: 11/28/98

(AFFIX SEAL)

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
PHILLIP K. WIGGER AND WIFE,
KAREN A. WIGGER

TO

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

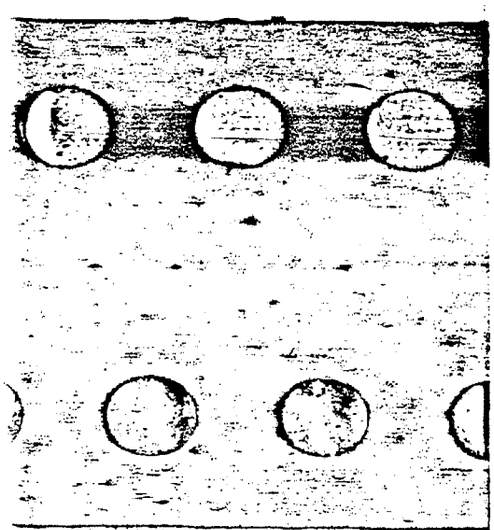
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

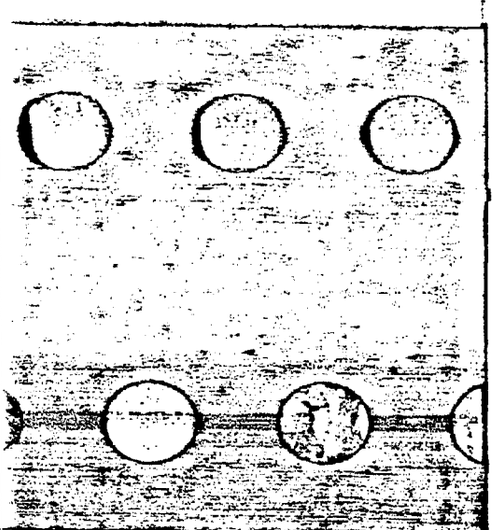
_____ and _____,
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee,
this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10001 PG 464

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
141040.00
CON TX 521.70
PRFEE 1.00
WDEED 8.00
TOTAL ~~530.70~~
CHECK ~~530.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/96 01 08:16 0001 5669

0166878
IDENTIF. & REFERENCE

96 APR -3 AM 8:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023666