0169477

IDENTIF. ↑ REFERENCE

804 36 RB

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 APR -9 PM 3:11

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Name and Address of New Owner:
Mark A. Wigger and Amy Elizabeth Wigger
5531 Granny White Pike
Brentwood, Tennessee 37027

10010 PG 85

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Map-Parcel No:**
5531 Granny White Pike	**Map 159-6**
Brentwood, Tennessee 37027	**Parcel 3**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GERALD C. WIGGER, TRUSTEE FOR THE TRUST OF MARY CYNTHIA WIGGER,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **MARK A. WIGGER AND WIFE, AMY ELIZABETH WIGGER,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Taggartwood Subdivision, as of record in Book 4175, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more cpomplete description thereof.
>
> Being the same property conveyed to Gerald C. Wigger, Trustee for the Trust of Mary Cynthia Wigger by Quitclaim Deed from Gerald C. Wigger, Executor of the Estate of Rita C. O'Neal, of record in Book 8425, page 294, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;
>
> 2. All matters shown on the Plan of record in Book 4175, page 60, Register's Office for Davidson County, Tennessee;
>
> 3. Restrictive Covenants of record in Book 4352, page 72, said Register's Office.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has

a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his successors and assigns, 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 4th day of April, 1996.

Geral C. Wigger, Trustee for the Trust of Mary Cynthia Wigger

GERALD C. WIGGER, TRUSTEE FOR THE TRUST OF MARY CYNTHIA WIGGER

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

On this 4th day of April, 1996, before me personally appeared Geral C. Wigger, Trustee for the Trust of Mary Cynthia Wigger, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 7/20/99

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $222,000.00.

Mark A Wiggs - Cynthia Wigger

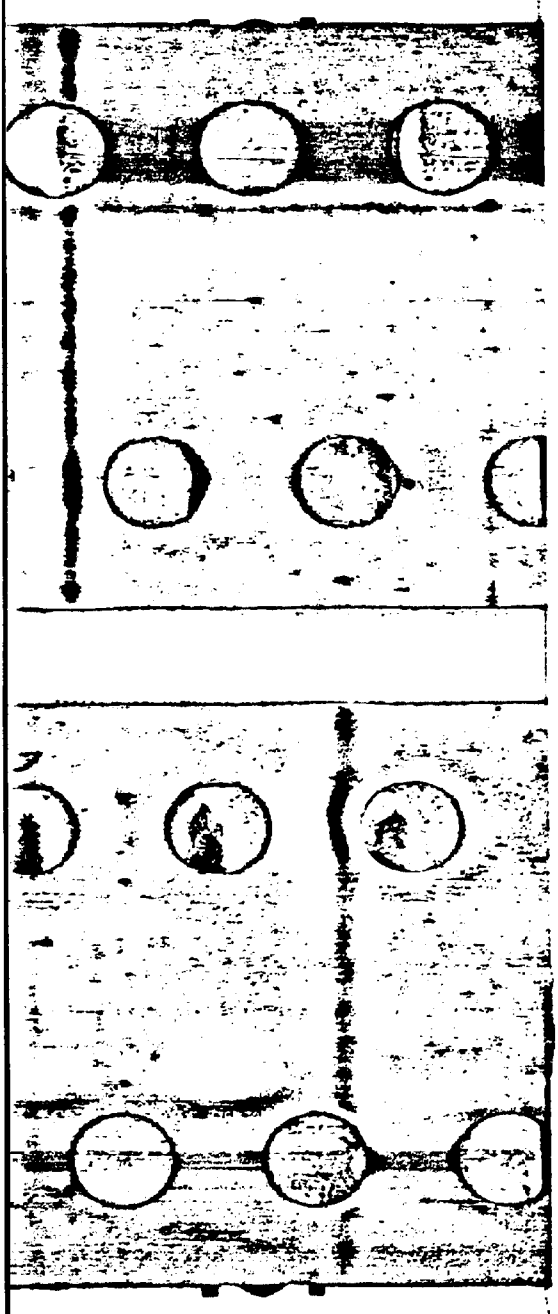
Affiant

Subscribed and sworn to before me, this the 4th day of April, 1996.

NOTARY PUBLIC

My commission expires: 7/20/99

8480 04/09 0101 03CHECK 830.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10010 PG 87

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	
				222000.00
			CON TX	821.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	830.40
			CHECK	830.40
04/09/96	01	15:11	0001	8480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01694 77
IDENTIF. ↑ REFERENCE

96 APR -9 PM 3:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026464