Name & Address New Owner:

Aubrey Hiam
301 Fairbanks Rd.
Goodlettsville, TN 37072

Send Tax Bills to:

Same as New Owner

96 DEC 10 AM 10:08
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02544 22

Tax Map and Parcel Nos.
Map 52-1
Parcel 290

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WE, MAXINE W. WILSON, BENEFICIARY UNDER THE WILL OF AND EXECUTRIX OF THE ESTATE OF CARLENE WARD BAGGETT AND HENRY BAGGETT, SURVIVING SPOUSE OF CARLENE WARD BAGGETT,** the **GRANTORS,** have bargained and sold and by these presents do hereby transfer and convey unto **AUBREY HIAM,** hereinafter called the **GRANTEE,** his successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered. This conveyance is made subject to any notes, easements, setback lines, etc. as may be set forth on the Plan of Madison Park Subdivision of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

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.

Witness my hand this the 3rd day of December, 1996.

Maxine W. Wilson
Maxine W. Wilson
Beneficiary and Executrix
of Estate of Carlene Ward Baggett

Henry Baggett
Henry Baggett, surviving spouse of
Carlene Ward Baggett

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxine W. Wilson and Henry Baggett, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 3rd day of December, 1996.

Commission expires: 5/23/98

Deanie L Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Sworn to and subscribed before me
this the 3rd day of December, 1996.

Deanie L Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A"

LAND in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Madison Park Subdivision, as of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson, as follows:

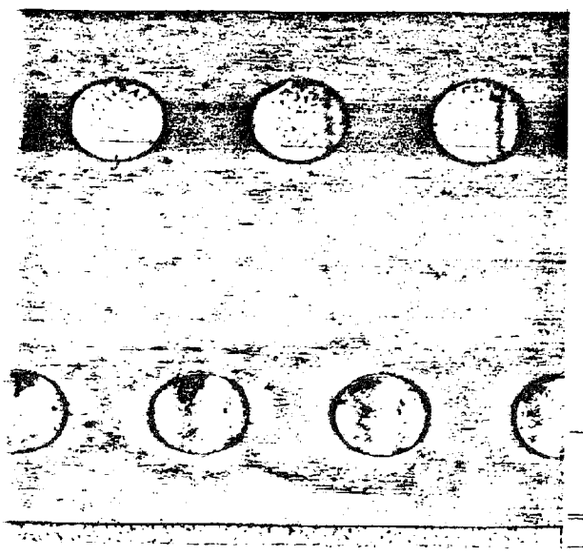
BEGINNING at a point in the center of Neeley's Bend Road, 225 feet easterly from the center of Madison Boulevard and running thence South 83 3/4 degrees East along the center of said Neeley's Bend Road, 200 feet to the westerly margin of Lanier Avenue, which Avenue is a part of Lot No. 13 on said Plan; thence southerly with the easterly line of Lot No. 14, which is the westerly line of said Lanier Avenue, 300 feet to a point; thence westerly, parallel with said Neeley's Bend Road, 200 feet to the easterly line of Lot No. 15 on said Plan; thence northerly with the line between Lots 14 and 15, 300 feet to the beginning.

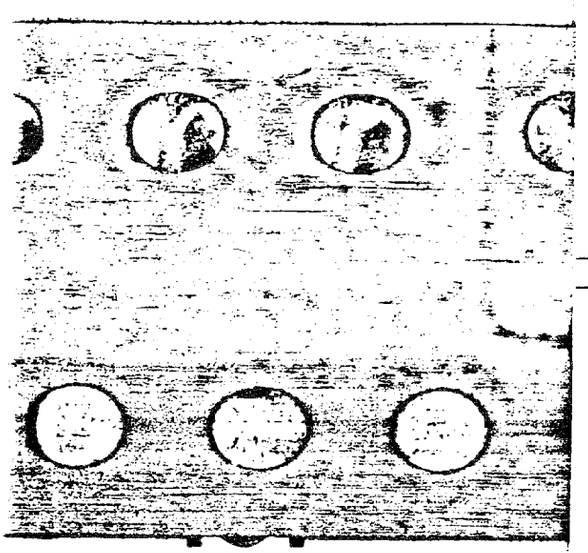
Being the same property conveyed to Lewis W. Kinard and Carlene Baggett by Warranty Deed from Agatha Beavers of record in Book 4084, Page 259, Register's Office for Davidson County, Tennessee. The said Lewis W. Kinard died on May 12, 1983, leaving Carlene Baggett as his only heir-at-law. The said Carlene Baggett died on November 11, 1993, leaving Henry Baggett as a surviving spouse. Under the Will of Carlene Baggett, a certified copy of which is being recorded simultaneously herewith, said real property was devised to her sister, Maxine W. Wilson.

THIS IS IMPROVED PROPERTY KNOWN AS 700 IDLEWILD DRIVE, MADISON, TN 37115

4026 12/10 0101 03CHECK

(3) 179.50





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

RECEIVED OF _____

FOR _____

BOOK 10286 PG. 27

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

12/10/96 01 10:10 0001 4026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025422
IDENTIF. & REFERENCE

96 DEC 10 AM 10:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 109[illegible]