BOOK 10577 PG 222

Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Guy T. Wright	OWNER	120-10-78
(NAME)	(NAME)	
221 LARGO DRIVE		
(ADDRESS) 37211	(ADDRESS)	
nashville, TN		
(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, **LYDIA WIGGINS AZIMI, MARY CAROLYN WIGGINS, JAMES WALTON WIGGINS ELIZABETH WIGGINS HALL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GUY T. WRIGHT** 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Seven Oaks, Section No. 1, of record in Plat Book 1835, Page132, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William D. Tugwell and wife, Eva W. Tugwell by deed of record in Book 2294, Page 491, said Register's Office. The said William D. Tugwell died November 11, 1973, and the said Eva W. Tugwell became the owner in fee of said premises as the surviving tenant. The said Eva W. Tugwell died testate, a citizen and resident of Robertson County, Tennessee, on January 30, 1986, and in her Last will and Testament of record in Will Book 2, page 226, duly probated March 4, 1986, by order of prebate Robertson County, Tennessee, in Item 8, the said Eva W. Tugwell gave, devised and bequeathed all of the rest, residue and remainder of her porperty, both real and personal, to four of her grandchildren, Lydia Wiggins, Mary Carolyn Wiggins, James Walton Wiggins and Elizabeth Hardin Wiggins, in fee simple and absolutely.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Elizabeth Wiggins Hall by Lydia Wiggins-Azimi as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10577, Page 219, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mary Carolyn Wiggins by Lydia Wiggins-Azimi as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10577, Page 220 in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James Walton Wiggins by Lydia Wiggins-Azimi as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10577 Page 221, in the Register's Office for Davidson County, Tennessee.

Elizabeth Wiggins Hall F/K/A Elizabeth Hardin Wiggins

Lydia Wiggins-Azimi F/K/A Lydia Wiggins

97 AUG 21 PM 2:00

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0339913

BOOK 10577 PG 223

This is improved ( ) property, known as 1304 School Lane, 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 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/our hand(s) this 18th day of August, 1997.

James Walton Wiggins
by Lydia Wiggins-Azimi attorney-in-fact

Lydia Wiggins-Azimi

Elizabeth Wiggins Hall by Lydia Wiggins-Azimi attorney-in-fact

Mary Carolyn Wiggins by Lydia Wiggins-Azimi attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Lydia Wiggins Azimi ~~and Mary Carolyn Wiggins and James Walton Wiggins and Elizabeth Wiggins Hall,~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 18th day of August, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

My Comm. Exp. Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

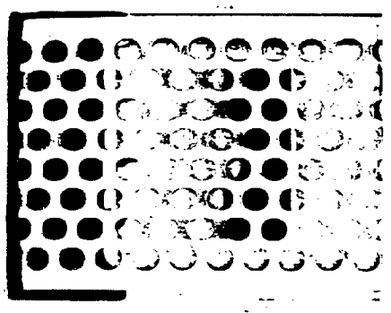
On this 8/18/97 before me personally appeared Lydia Wiggins-Azimi, the person who executed the foregoing instrument on behalf of Elizabeth Wiggins Hall, Mary Carolyn Wiggins, and James Walton Wiggins, and acknowledged that she executed the same as the free act and deed of the said Elizabeth Wiggins Hall, Mary Carolyn Wiggins, and James Walton Wiggins, through Power of Attorney granted her, by the said Elizabeth Wiggins Hall, Mary Carolyn Wiggins, and James Walton Wiggins.

Notary Public

Commission Expires:10/9/99

My Comm. Exp. Oct. 9, 1999

9369 08/21 0101 03CHECK 42.20



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

RECEIVED OF _____

FOR _____

BOOK 10577 PG 224

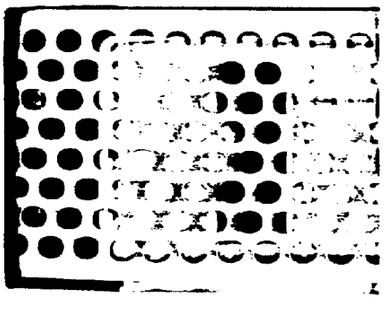
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH	9000.00
CONV TX	33.30
PRFEE	1.00
MTGFEE	8.00
TOTAL	42.30
CHECK	42.30

08/21/97 01 14:07 0001 9369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339913
IDENTIF. ↑ REFERENCE

97 AUG 21 PM 2:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1188903