THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10808 PG 238

OUR FILE NUMBER: 6876

MAP/GROUP/PARCEL
026-07-0/067.00

NEW OWNER'S NAME AND ADDRESS:
Roger D. Wiggins
105 Heathcote Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Ralph G. Hanning and wife, Maureen Hanning, hereinafter called Grantors, do hereby transfer and convey unto Roger D. Wiggins, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 173 on the Plan of Windsor Green, Phase I, Section III, of record in Plat Book 6250, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

SAID Lot No. 173 fronts 85.00 feet on the westerly side of Heathcote Court and runs back 73.00 feet on the southerly line and 76.78 feet on the northerly line to a line in the rear which measures 61.20 feet thereon.

The above legal description is the same as continued in the previous Deed of Record.

The subject property is improved property commonly known as 105 Heathcote Court, Goodlettsville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 10552, Page 184, Register's Office for Davidson County, Tennessee.

Maureen Hanning, wife of Ralph G. Hanning, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, which she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are 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 for current taxes, and restrictions and easements of record.

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

Ralph G. Hanning

Maureen Hanning

98 FEB 25 AM 9:22

04044086

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STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ralph G. Hanning and wife, Maureen Hanning, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 13th day of February, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $84,500.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of February, 1998.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

7443 02/25 0101 03CHECK 321.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	84500.00
CON TX	312.65
PRFEE	1.00
WDEED	8.00
TOTAL	321.65
CHECK	321.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0404486
IDENTIFICATION REFERENCE
98 FEB 25 AM 9:22

No. 1257916