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

BOOK 11294 PAGE 897

OUR FILE NUMBER: 8082

MAP/GROUP/PARCEL
023-00-0/134.00

NEW OWNER'S NAME AND ADDRESS:
Christina Griffin
John Randall Parks, II
5404 Lickton Pike
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Maxine R. Wiggs, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Christina Griffin and John Randall Parks, II, both unmarried as joint tenants with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in the 22nd Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated August 10th, 1983, with a dividing line being calculated December 27th, 1985, as follows:
>
> TRACT 1-A: BEGINNING at an iron pin by a corner fence post in the westerly margin of Lickton Pike, a corner to J.D. White, and being the most southeast corner of this tract; thence, leaving said Pike and with the line of said White for the next four calls as follows: N 56 deg. 41 min. W. 311.11 feet to an iron pin; thence, N. 67 deg. 20 min. W. 178.43 feet to an iron pin; thence, N. 80 deg. 49 min. W. 242.00 feet to an 18 inch Maple Tree; thence, N. 83 deg. 09 min. W. 993.82 feet to an iron pin, corner to said White; thence N. 8 deg. 01 min. E. 344.73 feet to a point; thence S. 72 deg. 03 min. E. 1565.05 feet to a point; thence S. 34 deg. 06 min. E. 60.41 feet to a point; thence, S. 69 deg. 30 min. E. 150.00 feet to a point in the Westerly margin of said Lickton Pike; thence with said pike, S. 21 deg. 44 min. W. 165.00 feet to the beginning, containing 7.91 acres, more or less.
>
> The subject property is improved property commonly known as 5404 Lickton Pike, Goodlettsville, Tennessee.
>
> BEING the same property conveyed to William J. Wiggs and Maxine R. Wiggs herein by deed of record in Book 6766, Page 906, Register's Office for Davidson County, Tennessee.

William J. Wiggs, husband of Maxine R. Wiggs, is now deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she 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 for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Maxine R Wiggs

Maxine R. Wiggs

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Maxine R. Wiggs, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 8th day of January, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $128,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of January, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/02

05361 07
IDENTIF. → REFERENCE
99 JAN 12 PM 3:31
RECORDED
SUMNER CO., TN.
2024 01/12 0101 03CHECK 484-60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

BOOK 11294 PAGE 899

0536107
IDENTIF. ↑ REFERENCE

99 JAN 12 PM 3:31

REGISTER
DAVIDSON CO. TN.

CAMT	
	128000.00
CON TX	473.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	484.60
CHECK	484.60

01/12/99 01 15:33 0001 2024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411476