BOOK 11473 PG. 286

WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF ~~May~~ 19 99

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ROBERT L SCRUGGS
Exp. 03/24/2001
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale E. Nergenah	~~The Bank of Nashville~~ DN	Map 147-5
(NAME)	(NAME)	
335 Blackman Road	SAME	Parcel 210
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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, Iona Dell Eddings and Darius Ray Wiggins and Ivan Leroy Wiggins and Jo Edith O'Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale E. Nergenah and wife, Rebecca Nergenah

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. 82 on the Map of Caldwell Country Estates, Section One, of record in Book 2663, page 68, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete desccription thereof.

Being the same property conveyed to G. C. Wiggins and wife, Grace W. Wiggins by deed from Ivan L. Wiggins and wife, Joyce Wiggins, of record in Book 3404, page 449, said Register's Office. G. C. Wiggins died leaving Grace W. Wiggins has his surviving spouse. Grace Odell Wiggins has since died. Ivan Leroy Wiggins, Jo Edith Nolen, Iona Dell Eddings and Darius Ray Wiggins are the devisees under the Will of Grace Odell Wiggins of record in Will Book 226, page 231, Probate Court Clerk's Office for Davidson County, Tennessee. Jo Edith Nolen is now known as Jo Edith O'Neal. Grace W. Wiggins was one and the same person as Grace Odell Wiggins.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2663, page 68, said Register's Office; and (c) restrictive covenants of record in Book 2802, page 369, said Register's Office.

unimproved ( )
This is improved (X) property, known as 335 Blackman Road, Nashville, Tennessee 37211
(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 and 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 our hand s this 7th day of May, 19 99

Iona Dell Eddings

Ivan Leroy Wiggins

Darius Ray Wiggins

Jo Edith O'Neal, by Darius Ray Wiggins, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Iona Dell Eddings and Darius Ray Wiggins and Ivan Leroy Wiggins

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 99

Commission expires

Notary Public

ROBERT L SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp 03/24/2001

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 1999, before me personally appeared Darius Ray Wiggins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jo Edith O'Neal and acknowledged that he executed the same as the free act and deed of Jo Edith O'Neal.

WITNESS my hand and seal this 7th day of May, 1999.

Notary Public

ROBERT L SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp. 03/24/2001

MAIL ENV.

05854448

IDENTIFICATION REFERENCE

99 MAY 11 PM 12:50

BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

05/11 0101 CHECK 344.00

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

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0585448

IDENTIFICATION REFERENCE

99 MAY 11 PM 12:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

AMT	90000.00
CON TX	333.00
PRFEE	1.00
UCC3	6.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

05/11/99 12:53 0001 4445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459097