99 SEP 22 PM 3:48
BILL GARNER REGISTER
DAVIDSON COUNTY, TN

06385522
FILED FOR RECORD & REFERENCE

THIS INSTRUMENT PREPARED BY: [Box 23 NS]
BAKER, DONELSON, BEARMAN & CALDWELL (JAG)
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Aubrey B. Harwell, Jr., Trustee 3919 Albert Drive Nashville, Tennessee 37204	Same	118-13-134

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Margaret Wall by Donna Raynor Henry agent for
Affiant Catherine Hostettler Molteni

Subscribed and sworn to before me this the 22nd day of September, 1999.

Notary Public

My Commission Expires: 1-24-2001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CATHERINE HOSTETTLER MOLTENI, KENNETH J. WIGGS, STEPHEN D. WIGGS, ROBERT W. WIGGS, JR., DONNA W. HENDERSON, ANNETTE WIGGS, and MARGARET A. WALL, a/k/a MARGARET HOSTETTLER WALL or MARGARET A. WALL,** as tenants in common, hereinafter called "Grantors", have bargained and sold, and by these presents do transfer and convey unto **AUBREY B. HARWELL, JR., TRUSTEE,** hereinafter called "Grantee", his heirs and assigns, all of their interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is improved property known as 3919 Albert Drive, Nashville, Tennessee 37204.

09/22/99 0101 03CHECK 1 582.00

Said property is transferred subject to further limitations, restrictions and encumbrances set forth on Exhibit "B".

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do 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 the same is unencumbered, unless otherwise herein set out.

And Grantors do further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands this the 22nd day of September, 1999.

GRANTORS:

KENNETH J. WIGGS

STEPHEN D. WIGGS, by
KENNETH J. WIGGS-
as his attorney-in-fact

ROBERT W. WIGGS, JR., by
KENNETH J. WIGGS,
As his attorney-in-fact

DONNA W. HENDERSON, by
KENNETH J. WIGGS,
as her attorney-in-fact

ANNETTE WIGGS, by
KENNETH J. WIGGS,
as her attorney-in-fact

Catherine Hostettler Molteni
CATHERINE HOSTETTLER MOLTENI

ESTATE OF MARGARET A. WALL, Ward, a/k/a MARGARET H. WALL and MARGARET HOSTETTLER WALL

By: Donna Rae Anthony, Conservator and Margaret Wall by
DONNA RAE ANTHONY, Conservator
Greater Nashville Regional Council

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Norma L. Spurlock, a Notary Public in and for the State and County aforesaid, **CATHERINE HOSTETTLER MOLTENI**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this the 22nd day of September, 1999.

Norma L. Spurlock
Notary Public

My Commission Expires: 1-24-2001

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Norma L. Spurlock, a Notary Public in and for the State and County aforesaid, **DONNA RAE ANTHONY, Greater Nashville Regional Council Conservator for the ESTATE OF MARGARET H. WALL, Ward, a/k/a MARGARET HOSTETTLER WALL or MARGARET A. WALL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Conservator of said Estate, and that she as such Conservator, being authorized to so do, executed the foregoing instrument for the purposes therein contained, by signing her name as such Conservator.

WITNESS my hand and seal this the 22nd day of September, 1999.

Norma L. Spurlock
Notary Public

My Commission Expires: 1-24-2001

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950001-384 09/18/99

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Norma L. Spurlock, a Notary Public in and for the State and County aforesaid, **KENNETH J. WIGGS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this the 18th day of September, 1999.

Norma L. Spurlock
Notary Public

My Commission Expires: January 24, 2001.

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Norma L. Spurlock, a Notary Public in and for the State and County aforesaid, **KENNETH J. WIGGS, as attorney-in-fact for Stephen D. Wiggs, Robert W. Wiggs, Jr., Donna W. Henderson and Annette Wiggs**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, in such capacity as attorney-in-fact, being authorized to so do, executed the foregoing instrument for the purposes therein contained, by signing his name as such attorney-in-fact

WITNESS my hand and seal this the 19th day of September, 1999.

Norma L. Spurlock
Notary Public

My Commission Expires: January 24, 2001.

EXHIBIT "A"

LEGAL DESCRIPTION

Land lying in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 9 on the Plan of Lipscomb Heights, of record in Plat Book 2083, page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot fronts 90 feet on the westerly side of Albert Drive and runs back 225 feet on the northerly line and 225.2 feet on the southerly line to a dead line in the rear on which it measures 105 feet.

BEING the same property conveyed to Margaret H. Wall by Deed of Record in Book 5560, page 224, Register's Office for Davidson County, Tennessee.

Further being the same property in which a one-half (1/2) interest was conveyed to Mary F. Hostettler from Margaret H. Wall by Deed of Record in Book 5893, page 559. The said Mary F. Hostettler a/k/a Mary Frances Hostettler, has since died, and upon her death, her one-half interest in the subject property was conveyed from Catherine Hostettler Molteni, Administratrix of the Estate of Mary Frances Hostettler as follows: a one-eighth undivided interest to Catherine Hostettler Molteni, a one-eighth undivided interest to Margaret Hostettler Wall, a one-eighth undivided interest conveyed to Helen Hostettler Wiggs, and a one-eighth undivided interest to the Estate of John (Jack) E. Hostettler, Jr., which was subsequently conveyed by quitclaim deed by his widow, Meredith H. Hostettler to Catherine H. Molteni, in the Register's Office for Davidson County at Book 10467, page 576, Book 10467, page 578, and Book 10543, page 781.

Further being the same property in which Helen Hostettler Wiggs conveyed her one-eighth (1/8) undivided interest by Deed of Record in Book 11578, page 325, as follows: a one-fortieth (1/40) undivided interest to Robert W. Wiggs, Jr., a one-fortieth (1/40) undivided interest to Donna W. Henderson, a one-fortieth (1/40) undivided interest to Kenneth J. Wiggs, a one-fortieth (1/40) undivided interest to Annette Wiggs, and a one-fortieth (1/40) undivided interest to Stephen D. Wiggs.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for the year 1999 and subsequent years.
   Tax Parcel No. 118-13-134.

2. Easements, or claims of easements, not shown by the public records.

3. All matters shown on Plat of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants for Lipsomb Heights Subdivision set forth in Book 2196, page 106.

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

0638522

IDENTIF. & REFERENCE

99 SEP 22 PM 3:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11671 PAGE 977

CAMT	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	24.00
CFEE	2.00
TOTAL	582.00
CHECK	582.00

09/22/99 01 15:51 0001 1306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519249