WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/00 12:14 2pgs
Fees:11.00 Taxes:231.25

20001019-0103733

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Clifton South
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLIFTON SOUTH	SAME	MAP 60-07
(NAME)	(NAME)	
3418 BRICK CHURCH PIKE		PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		32.00
(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, Heirs at Law of LILLIAN C. WIGGINS, Deceased, being MABEL CHRISTINE BACCHUS AND DOROTHY LEE CARROLL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON SOUTH AND WIFE, BARBARA SOUTH

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:

Situated in Davidson County, Tennessee, being described as follows:
Being Lot No. 122 on the Plan of Hillhurst Acres, Section 1, of record in Book 2331, page 51, Register's Office for said County, as follows:
Beginning at a point in the south margin of Richmond Hill Drive at the corner of Lots No. 121 and 122; thence along said Drive, east 152.9 feet to a monument at the beginning of a curve; thence around said curve in the southeasterly direction 39.27 feet to the monument in the west margin of Lyndale Drive; thence south with said Drive, 178 feet to a monument; thence west 224.1 feet to a monument in the easterly line of Lot No. 121; thence with the line between Lot Nos. 121 and 122, northerly 69.8 feet to another monument, continuing northerly with the line between said lots, 141.6 feet to the beginning.

Being the same property conveyed to G. S. Wiggins and wife, Lillian C. Wiggins by deed of record in Book 3186, page 117, Register's Office for Davidson County, Tennessee, the said G. S. Wiggins having predeceased Lillian C. Wiggins and the said Lillian C. Wiggins having died on August 22, 2000, leaving as her sole heirs at law her two daughters, Mabel Christine Bucchus and Dorothy Lee Carroll.
This is the same legal description as on the previous deed of record.
This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.
This is not the principal residence of the Grantors.
This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination.
2000 County taxes were this day prorated and the Grantees shall be responsible for the 2000 tax bill.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2941 LYNDALE DRIVE, NASHVILLE, TN 37207
(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 11th day of October 2000

Mabel Christine Bacchus
MABEL CHRISTINE BACCHUS

Dorothy Lee Carroll
DOROTHY LEE CARROLL

ROBERT H. VINSON JR.
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC906734
EXPIRES 1/31/2004
BONDED THRU ASA 1-888-NOTARY1

STATE OF ~~TENNESSEE~~ FLORIDA:
COUNTY OF ~~DAVIDSON~~ Seminole :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MABEL CHRISTINE BACCHUS

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ Maitland, FL ~~Tennessee~~, this 11th day of October, 2000.

Commission expires JANUARY 31, 2004

Robert H. Vinson Jr.
Notary Public

(AFFIX SEAL)

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 _____.

My commission expires _____

_____
Notary Public

STATE OF GEORGIA:
COUNTY OF Walton :

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named DOROTHY LEE CARROLL, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this the 13th day of October, 2000.

Pamela K Wilson
NOTARY PUBLIC

My commission expires: _____ (AFFIX SEAL)

PAMELA K. WILSON
NOTARY PUBLIC
EXP. Nov. 18, 2002
WALTON COUNTY, GA