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Davidson County DEEDWARR
Recvd: 11/21/00 14:18 2pgs
Fees:11.00 Taxes:111.00
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THIS INSTRUMENT WAS PREPARED BY:
W. Wayne LeRoy, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
501 Union Building, Suite 701
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Amy Wiggers, et ux	Same	
5531 Granny White Pike		MAP 105-11
Nashville, TN 37027		PARCEL 269

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 21 day of December, 2000.

Elizabeth W Autenrieth
AFFIANT

Notary Public

My commission expires: 3-29-03

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I ELIZABETH W. AUTENRIETH, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto AMY WIGGERS and husband, MARK WIGGERS, 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:

Lot No. 2 on the Map of Cumberland Park Subdivision, a plan of which is of record in Book 1424, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING part of the same property conveyed to M&W Incorporated by deed from John U. Wilson and wife, of record in Book 1518, page 255, as corrected in Book 1518, page 501, Register's Office for Davidson County, Tennessee.

This property is subject to an easement for public utilities, anchor easements and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 1424, page 15, Register's Office for Davidson County, Tennessee; and certain easement modifications made to the recorded plan as set out in instrument of record in Book 1560, page 621, Register's Office for Davidson County, Tennessee.

This being parcel number three of property conveyed from Roy W. Autenrieth to Elizabeth W. Autenrieth as of record in Book 9408, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as 2100 Bransford Avenue, Nashville, TN

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 21 day of November, 2000.

Elizabeth W. Autenrieth

Elizabeth W. Autenrieth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JoAnn M. Manning, a Notary Public in and for said County and State, the within named ELIZABETH W. AUTENRIETH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21 day of November, 2000.

Notary Public

My Commission Expires:

3-29-03

X:\Wayne\Estate of Roy W Autenrieth\warranty deed.wpd