File #200350823

Davidson County DEEDWARR
Recvd: 10/27/03 10:29 2pgs
Fees:13.00 Taxes:481.00

20031027-0157818

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bilyeu and Wadean H. Bilyeu	Owner	Map 118-09
(NAME) 911 Woodmont Boulevard	(NAME) 506 Armistead Place	Parcel 228.00
(ADDRESS) Nashville TN 37204	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **YOLANDA LANISE WIGGINS, A MARRIED WOMAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JAMES W. BILYEU AND WIFE, WADEAN H. BILYEU,** 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. 3 on the Plan of the First Addition, Woodmont Boulevard Section of Marengo Park, as of record in Book 974, Page 83, Register's Office for said County, which is a subdivision of an unnumbered tract and part of a closed street shown on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, Page 32, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Woodmont Boulevard, the common corner of Lots Nos. 2 and 3; thence with the line between said lots, southerly 215.8 feet to a point; thence southwesterly 30 feet to a common corner of lots Nos. 3 and 5; thence with the line between said lots, northwesterly 110 feet to the common corner of lots Nos. 3 and 5; thence with the line between said lots, northwesterly 110 feet to the common corner of lots Nos. 3, 4 and 5, at a concrete monument; thence with the line between said lots Nos. 3 and 4, northerly 146 feet to the south margin of Woodmont Boulevard; thence with the margin of same, easterly 85 feet to the point of beginning.

Being the same property conveyed to Clarence Wiggins by deed from James M. Sykes, Trustee of record in Book 5554, Page 431, said Register's Office. The said Clarence Wiggins having since died and by Will devised said land to Iona Wiggins, in trust for sole use and benefit of Yolanda Wiggins until she attained the age of 20 years on April 19, 1990 at which time the above described property was to vest in Yolanda Wiggins. Said Will of Clarence Wiggins being of record in Will Book 151, Page 681, Probate Court Clerk's Office for Davidson County, Tennessee Estate No. 76900 by Quitclaim deed executed by the Trustee in compliance with the terms of said Will of record in Book 8201, Page 149, Register's Office for Davidson County, Tennessee subject property was conveyed to Yolanda Lanise Wiggins. The said Yolanda Wiggins and Yolanda Lanise Wiggins being one and the same person.

This conveyance is subject to the following: All matters shown of record in Register's Office for Davidson County, Tennessee.

Tyrone Harper, spouse of Yolanda Lanise Wiggins, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 911 Woodmont Boulevard, Nashville, TN 37204
(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 Grantors covenant with the said GRANTEES 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 24th day of October, 2003.

Yolanda Lanise Wiggins

Yolanda Lanise Wiggins

Tyrone Harper

Tyrone Harper

STATE OF Tennessee

COUNTY OF Davidson

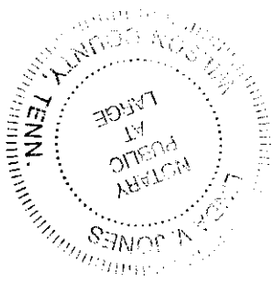
Before me, the undersigned Notary Public, personally appeared Yolanda Lanise Wiggins, and Tyrone Harper who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of October, 2003.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076