WARRANTY DEED

ACCELERATED TITLE CO.

1321 MURFREESBORO RD.
SUITE 125
NASHVILLE, TN 37217

Davidson County DEEDWARR
Recvd: 11/04/03 14:12 2pgs
Fees:13.00 Taxes:703.00

20031104-0161796

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Joseph O. Wiggins Jr. P.O.A.
Glenda Wiggins P.O.A.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARK K. SHAFFER NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MARCH 31 2007

THIS INSTRUMENT WAS PREPARED BY
ACCELERATED TITLE CO.
, 1321 Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Cotton	Tammy Cotton	174-13
(NAME) 5814 Pettus Rd.	(NAME) 5814 Pettus Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, Joseph O. Wiggins Jr. and wife, Glenda C. Wiggins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy Cotton, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 5814 Pettus Rd., Antioch, TN 37013
(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 hands this 20th day of October, 2003.

Joseph O. Wiggins Jr. P.O.A.
Joseph O. Wiggins Jr.

Glenda C. Wiggins P.O.A.
Glenda C. Wiggins

STATE OF TN
COUNTY OF Davidson

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

MARK K. SHAFFER NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MARCH 31 2007

Notary Public

EXHIBIT A

A small tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Z. J. Wilkinson, Surveyor, dated March 17, 1960, as follows:

Beginning at an iron spike in the center line of Pettus Road, at the intersection of the center line of Preston Drive; thence with the center line of Pettus Road, south 22° east 100 feet; south 18° east 100 feet; south 8° 30' east 94.6 feet to an iron pin; thence leaving said Road and running east 373 feet to an iron pin in the westline of the Culbertson property; thence with Culbertson's west line north 5° east 338 feet to an iron pin at a fence corner; said fence corner being in the east erminus of an old road; thence along said old road north 82° 20' west 130 feet to an iron pin in the south margin of Preston Dr.; thence north 15° 30' west 25 feet to an iron pin in the center line of Preston Dr., thence with the center line of same south 74° 30' west 360.5 feet to the point of beginning, containing 3.29 acres.

Being the same property Coveyed to Joseph O. Wiggins, Jr and wife Glenda C. Wiggins by Warranty Deed on July 14, 1975 in Book 4932, page 374, Register's Office for Davidson County, Tennessee.