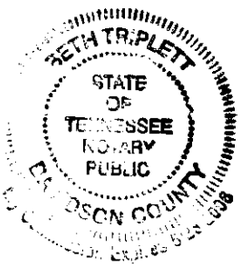
#41261

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Wiggs	Kenneth J. Wiggs	71-12-222
(NAME) 636 Old Lebanon Dirt Road.	(NAME) 636 Old Lebanon Dirt Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, Terry F. Christison as Trustee of the 800 Oneida Ave. Land Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Jackson and Kenneth J. Wiggs and Edward L. Baker, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 149 on the Map of Victory Heights, of record in Book 1130, Page 97, Register's Office of said County, described as follows:

Beginning at a point in the southerly margin of Oneida Avenue at the corner of Lots No. 148 and 149; thence with the line between said lots, southerly 150 feet to a point; thence westerly 60 feet to the easterly margin of Rosedale Avenue; thence with the margin of the same, northerly 125 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of Oneida Avenue; thence with the margin of the same, easterly 35 feet to the beginning.

Being the same property conveyed to Terry Christison as Trustee of the 800 Oneida Avenue Land Trust, by deed of record in Instrument No. 20050214-0016449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 800 Oneida Ave., 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.

Davidson County DEEDWARR
Recvd: 02/14/05 11:21 2 pgs
Fees:13.00 Taxes:142.45
20050214-0016448

Witness my hand this 21st day of January, 2005.

The 800 Oneida Ave. Land Trust

By: Terry F. Christison, Trustee

Terry Christison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of January, 2005, before me, personally appeared Terry Christison as Trustee of the 800 Oneida Avenue Land Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of January, 2005.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY