Davidson County DEEDWARR
Recvd: 03/21/05 09:10 2 pgs
Fees:12.00 Taxes:0.00
20050321-0030259

This Instrument Prepared By:
INGRAHAM & PAUTIENUS 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Frances E. Wigington, Trustee Frances E. Wigington Living Trust 125 Abbeywood Drive Nashville, Tennessee 37215	SAME	Map 131-6-E Parcel 40 Number 7DA-93147

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4409(3)(F).

Frances E. Wigington
FRANCES E. WIGINGTON

Sworn to and subscribed before me this 17th day of March, 2005.

Notary Public
My Commission Expires: July 30, 2005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, FRANCES E. WIGINGTON has this date bargained and sold, and does hereby transfer and convey unto FRANCES E. WIGINGTON, Trustee, or her successors in trust, under the revocable FRANCES E. WIGINGTON LIVING TRUST, dated MAR 17 2005, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of A Resubdivision of Lot 2, Tract 11, Burton Hills and An Addition To The Village of Abbeywood, as of record in Plat Book 7900, pages 967 and 968, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed by Martin L. Zeitlin and Bruce D. Zaitlin, to Frances E, Wigington, by Warranty Deed of record in Book 10825, Page 75, Register's Office, Davidson County, Tennessee.

This property is conveyed subject to all easements, convenants, restrictions, liens, and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

125 Abbeywood Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 17th day of March, 2005 .

Frances E. Wigington
FRANCES E. WIGINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES E. WIGINGTON, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: July 30, 2005