03

Cathy Title
48-A

## WARRANTY DEED

State of Tennessee )
County of Davidson )

G#3230-2

The actual consideration or value, whichever is greater, for this transfer is **$183,500.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2006.

Notary Public

My commission expires: 3/22/2009

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/06/06 15:15 2 pgs
Fees:13.00 Taxes:678.95

20060406-0039957

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **VICTORY INVESTMENT PROPERTIES, LLC** | **"NEW OWNER"** | **Map 118-01-0, Parcel 419.00** |
| 1203 ASHWOOD AVE. | | |
| NASHVILLE, TN 37212 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**CHARLES A. WIGGINS, JR., unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**VICTORY INVESTMENT PROPERTIES, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND lying and being in Davidson County, Tennessee, and being more particularly described as follows:**

**BEING a part of the W. D. Gale Land described according to a survey thereof, made February 4, 1915, by John Wilkes, Civil Engineer, as follows:**

**BEGINNING at a point in the Southeast intersection of Halcyon Avenue and 9th Avenue South; thence, eastwardly along the South margin of Halcyon Avenue 75 feet to a point; thence, southwardly parallel to 9th Avenue South 142 feet 3 inches to the North margin of an alley; thence, with same westwardly 75 feet to the East margin of 9th Avenue South; thence, with the margin of said Avenue northwardly 140 feet 6 inches to the point of BEGINNING.**

**BEING the same property conveyed to Charles A. Wiggins, Jr., unmarried, by Warranty Deed dated April 16, 1999, from Nathan E. Montgomery, Jr., unmarried, of record in Book 11442, Page 541, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.**

This is IMPROVED (__X__) unimproved (____) property, known as: **815 Halcyon Avenue, Nashville, TN 37204**.

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 my/our hand(s) this **30th** day of **March, 2006.**

**CHARLES A. WIGGINS, JR.**

**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 **CHARLES A. WIGGINS, JR. ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **March, 2006.**

**Notary Public**

**My Commission Expires:** 5/30/07

