(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Susan Comer 1605 Horton Avenue Nashville TN 37212	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is ~~greater for this~~ transfer is ~~$230,000.00~~

Affiant
Subscribed and sworn to before me on 08/23/06.

Notary Public

My Commission Expires: 10/18/09

Map & Parcel No.
104-8-C / 3.00

Davidson County DEEDWARR
Recvd: 08/28/06 10:51 2 pgs
Fees:13.00 Taxes:851.00
20060828-0105872

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, John Wayne Wiggins, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Susan Comer, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being Lot No. 3, on the Plan of Peabody Square Condominiums, of record in Plat Book 6250, page 177, Register's Office Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John Wayne Wiggins by Quitclaim Deed from Audrey L. Wiggins, unmarried, dated May 02, 2003, of record in Instrument No. 20030513-0064850, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1605 Horton Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 08/23/06.

John Wayne Wiggins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, John Wayne Wiggins, 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 Franklin, TN, this the 24 day of August, 2006.

Notary Public

My Commission Expires: 10/10/09