THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/07/06 10:59 3 pgs
Fees:18.00 Taxes:370.00
20060907-0110645

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Jonathan L. Wiggs **5761 River Trace** **Nashville, TN 37218**	**Same**	**Map 066** **Parcels** **013.00 & 014.00**

FOR AND IN 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, **RANDY PROCTOR**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JONATHAN L. WIGGS**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in the **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Tract 1:
Located and situated in the 13th Civil District of said County, and being further described as follows:
Beginning at an iron pin and the same being George Swint's northwest corner and at the right of way of the Tennessee Central Railroad Company's line; thence westerly and with the said right of way of said Railroad Company's line 125 feet to a point; thence southwardly to the low watermark of a water course surrounding Gar's Island; thence northerly and with Swint's line feet to the place of beginning.

Tract II:
Land in the 13th, formerly the 25th Civil District of Davidson County, Tennesseee, described as follows:
Beginning at a point on the southerly right of way line of the Tennessee Island Branch; thence southwardly to the low water mark of Cumberland River; thence with the same, eastwardly 65 feet to a point 160 feet west of E. Rice's southwest corner; thence northwardly to the southerly right of way line of Tennessee Central Railroad; thence with the same, westwardly 65 feet to the beginning.

Being the same property conveyed to Randy Proctor from Grady Proctor by deed dated 5/25/01 of record in Instrument No. 20010710-0073627, said Register's Office.

This is improved property known as: **5761 River Trace Nashville, TN 37218**
This conveyance is subject to 2006 Davidson County Property taxes which have been prorated and assumed by the Grantee.

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. 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 our hands this 31st day of August, 2006.

Randy Proctor

RANDY PROCTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named **RANDY PROCTOR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 31st day of August, 2006.

NOTARY PUBLIC

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My commission expires: 6/15/09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 6/15/09

