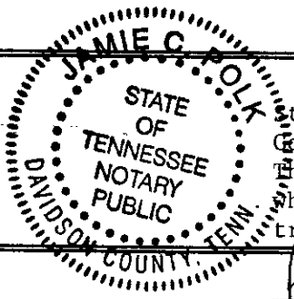
This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM070149.PFT



State of TN
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

Affiant

Sworn to & subscribed before me this 2nd day of July, 2007.

My Commission exp: 3/7/11

Notary Public

Send Tax Bills To:
Franklin American Mortgage Co.
501 Corporate Centre Dr. Suite 400
Franklin, TN 37067

New Owner is:
Cynthia Wiggins
2420 Monticello Drive
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 07/05/07 11:42 2 pgs
Fees:13.00 Taxes:318.20



20070705-0079973

MAP: 071-01-0

PARCEL: 137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **LaJune B. Jones and Renee L. Allison as sole heirs and beneficiaries of The Estate of Betty Jean Allison**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cynthia Wiggins , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2420 Monticello Drive, Nashville, TN 37207**

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

Land in Davidson County, Tennessee, being Lot No. 21 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, page 92, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Woodridge Drive, the common corner of Lots Nos. 20 and 21; thence along said margin northerly 80.0 feet to a concrete monument, the beginning of acurve; thence around said curve having a radius of 25 feet, northeasterly 37.4 feet to a concrete monument in the southerly margin of Monticello Drive; thence along said margin easterly 57.0 feet to a point, thence S. 2 degrees 29 minutes 30" west 98.7 feet to a point, the common rear corner of said Lots 20 and 21; thence along the common line between said lots westerly 118.5 feet to the point of beginning.

Being the same property conveyed to Betty Jean Allison by Deed from Levert Allison dated 10/17/06, recorded 10/18/06, in Instrument No. 20061018-0129232, Register's Office for Davidson County, Tennessee. The said Betty Jean Allison has since died on February 1, 2007. Grantors herein are the Sole Heirs and Beneficiaries of Betty Jean Allison as per Last Will and Testament of record in Instrument Number: 20070705-0079972 **in the Register's Office for Davidson County, Tennessee.**

Property more commonly known as: 2420 Monticello Drive, Nashville, TN 37207

This conveyance is made subject to all matters of record on plat in Plat Book 4175, page 92, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

FILE BOX 45

LJ RA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of July, 2007.

GRANTOR(S):

LaJune B. Jones
LAJUNE B. JONES

Renee L. Allison
RENEE L. ALLISON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **LaJune B. Jones and Renee L. Allison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of July, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires:

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010