WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/07 10:24 3 pgs
Fees:18.00 Taxes:666.00
20070724-0087690

JIM HIGHFILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$180,000.00.

Affiant

Subscribed and sworn to before me this 16th day of July, 2007

Notary Public
My Commission expires: 12/28/2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Wiggins	Mortgage Company of America	069-02-0-080.00
148 Queens Lane	2416 21st Avenue South, Suite 202	
Nashville, TN 37218	Nashville, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frank Searcy, Jr. and wife, Gloria D. Searcy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Wiggins, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:

A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an existing iron pin at the common rear corner of Lots 223 and 224, Enchanted Hills, Section II, as of record in Book 4460, page 184, R.O.D.C., Tennessee; thence

1. With the common line between Lots 223 and 224 extended, N 77 degrees, 31'14"E 62.11 feet to an iron pin set in the center of parcel 71; thence,

2. With the center of Parcel 71 with a curve to the left (radius 5,729.6 feet) southwestwardly a distance of 171.17 feet to an iron pin set and having a chord bearing and distance of S 1 Degrees, 05'50"W, 171.164 feet; thence,

3. S 83 degrees, 18'W, 60.44 feet to an iron pin set at the common corner of Lots 222 and 223; thence,

4. With the easterly line of Lot 223 with a curve to the right (radius 5,789.6 feet) northeastwardly a distance of N00 degrees, 55'15"E, 164.796 feet and containing 10,094 square feet.

Being the same property conveyed to Frank Searcy, Jr. and wife, Gloria D. Searcy, by deed from Enchanted Hills, Inc., on June 27, 1996, of record in Book 10119, page 001, Register's Office for Davidson County, Tennessee.

Tract 2:

Being Lot No. 223 on the plan of Enchanted Hills Subdivision, of record in Book 4460, page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 223 fronts a total of 130.0 feet on the easterly side of Queens lane and runs back 335.9 feet on the northerly line and 301.6 feet on the southerly line to a line in the rear which measures 164.79 feet.

Being the same property conveyed to Frank Searcy, Jr. and wife, Gloria D. Searcy, by deed from W.C. Allen and wife, Irene Allen, on December 9, 1975, of record in Book 4979, page 176, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 069-02-0-080.00.
- Subject to all matters as shown on the Plan of record in Book 4460, page 154, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4708, page 230, Register's Office for Davidson County, Tennessee.

This is improved property known as: **148 Queens Lane, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 16, 2007.

Frank Searcy Jr.

Gloria D. Searcy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank Searcy, Jr. and Gloria D. Searcy** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 16, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Jim Highfill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Jim Highfill, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)