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

Davidson County	DEEDQC
Recvd: 07/24/07 10:37	3 pgs
Fees:17.00 Taxes:0.00	
20070724-0087711	

Address New Owner(s)
Andrew Wiggins, an unmarried man
148 Queens Lane
Nashville, TN 37218

Send Tax Bills To:
MCA
2416 21st Ave. S. Ste. 202
Nashville, TN 37212

Map & Parcel Nos.:
069-02-0-080.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Andrew Wiggins, an unmarried man** ("Grantor") do hereby quitclaim and convey unto **Andrew Wiggins and Gayle Wiggins** ("Grantees"), their heirs and assigns, all of our Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

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.

Being the same property conveyed to Andrew Wiggins, an unmarried man, from Frank Searcy, Jr. and wife, Gloria D. Searcy, by deed on July 16, 2007, of record in Instrument Number 20070724-0087690 **, Register's Office for Davidson County, Tennessee.**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 16th day of July, **2007**.

Andrew Wiggins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jim Highfill, a Notary Public in and for said state and county, **Andrew Wiggins**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of July, **2007**.

NOTARY PUBLIC My Commission Expires: 12/20/2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$0.**

AFFIANT

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

NOTARY PUBLIC My Commission Expires: 12/20/2010

JIM HIGHFILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JIM HIGHFILL 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)