WARRANTY DEED

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

AFFIANT(S) MAKE OATH THAT CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: 11-22-08 (AFFIX SEAL)

LEEZA OSBORNE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Wiggins	Same As New owner	~~PL 00006250 0000463~~
(NAME)	(NAME)	
2306 Tally Green	"	073 11 0 117.00
(ADDRESS)	(ADDRESS)	
Nashville, TN37214	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Stephanie A. Crist, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Wiggins, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Land in Davidson County, Tennessee, being Lot No. 1-A on the plan of Zone Lot Division of Lot 1, Talley Green, of record in Book 6250, page 73, as amended in Book 6250, page 463, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Stephanie A. Crist, a single woman by warranty deed of Allen J. Guidry and wife, Jacqueline K., Guidry of record in Book 10643, page 868, conveyance dated September 30, 1997, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Restrictive covenants of record in Book 6250, page 463, Register's Office of Davidson County, Tennessee. Subject to all matters appearing of record in Book 6250, page 73, as amended in Book 6250, page 463, Register's Office of Davidson County, Tennessee. Powerline easement of record in Book 1153, page 459, said Register's Office. Sanitary sewer and/or storm drainage easement of record in Book 4564, page 711 and Book 6359, page 575, said Register's Office. Waterline easements of record in Book 6643, page 817 and Book 6643, page 856, said Register's Office.

This property, known as 2306 Tally Green, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Davidson County DEEDWARR
Recvd: 12/21/07 14:19 2 pgs
Fees:13.00 Taxes:347.80
20071221-0146685

Witness my/our hand(s) this 30TH DAY OF NOVEMBER, 2007.

Stephanie A Crist by Jeff Haupt AIF

Stephanie A. Crist by Jeff Haupt as her Attorney in Fact, Power of Attorney of record in Instrument No. 20071221-0146684, RODC, TN.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeff Haupt, Attorney-in-Fact for Stephanie A. Crist, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Stephanie A. Crist, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2007.

Notary Public

My Commission Expires: 6/14/08

(SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds