BILL GARRETT, Davidson County
Trans:T20090033828 DEEDWARR
Recvd: 05/21/09 15:49 3 pgs
Fees:18.00 Taxes:1202.50
20090521-0047101

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Beverly Johnson, as Administrator of the Estate of Alleen Clanton Ferguson, Grantors
TO: Jeffrey Todd Wiggins & Mary Jo Wiggins, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Jeffrey Todd & Mary Jo Wiggins 4208 Nebraska Avenue Nashville, TN 37209	Same as Owner	103-04-0-194.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this the 18 day of May, 2009.

My commission expires: 6/24/2010

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Beverly Johnson, as Administrator of the Estate of Alleen Clanton Ferguson**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jeffrey Todd Wiggins and wife, Mary Jo Wiggins**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 62 on the Plan of West End Annex, a plan of which is of record in Book 332, page 61, Register's Office for said county as follows:

Said Lot No. 62 fronts 100 feet on the North side of Eighth Avenue and extends back northwardly between parallel lines 158.3 feet more or less to an alley 20 feet wide.

Being the same property conveyed to Allie Maie Fergerson by deed of record in Book 2084, page 123, Register's Office for Davidson County, Tennessee. Allie Maie Fergerson died a widow and left as her only children and heirs at law, John W. Fergerson, Thomas Edward Fergerson, and Lillie Mae Fergerson Cherry.

The property was then further conveyed by the said John W. Fergerson, joined by his wife, Bennie Beatrice Fergerson, to the said Thomas Edward Fergerson and Lillie Mae Fergerson Cherry, by deed of record at Book 4363, page 847, said Register's Office.

The said Thomas Edward Fergerson died intestate, leaving as his only heirs at law his wife, Alleen Fergerson, and their five children, Marilyn Webb, Ed Fergerson, Nancy Ligon, Beverly Johnson, and Margaret Fergerson.

The said Lillie Mae Fergerson Cherry conveyed her interest in the property to Alleen Fergerson by instrument of record at Book 11021, page 419, Davidson County Register of Deeds, and Marilyn Webb, Ed Fergerson, Nancy Ligon, and Beverly Johnson conveyed their interests in the property by Quitclaim Deed of record at Book 11021, page 421, said Register's Office, leaving an interest in Margaret Fergerson.

There is a further conveyance by Warranty Deed from Aleen Fergerson, by and though her attorney in fact, Paul Ligon, to the said Paul Ligon, as of record at Instrument Number 20000417-0038207, Davidson County Register of Deeds, and then a General Warranty Deed from the said Margaret Fergerson to Paul Ligon, by and through her Co-Conservator, Beverly Johnson, of record at Instrument Number 20070117-0006867.

The above described Warranty Deed of record at Instrument Number 20000417-0038207, Davidson County Register of Deeds, has been set aside by "Order" entered on July 2, 2008, in the matter of "Estate of Alleen Clanton Ferguson v. Paul Edward Ligon", Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 03P-1283, made of record at Instrument Number 20090521-0047097, Davidson County Register of Deeds.

Paul Ligon further conveyed any remaining interest he may still have as a result of the above noted conveyance to him by Margaret Fergerson by Quitclaim Deed to Beverly Johnson, as Administrator of the Estate of Alleen Clanton, as of record at Instrument Number 20090521-0047100, Davidson County Register of Deeds.

Where the name Ferguson appears, it is the same as Fergerson, and vice versa. Where the name Aleen appears, it is the same as Alleen. Paul Ligon is the same person as Paul Edward Ligon. Alleen Clanton Ferguson is the same person as Alleen Fergerson.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4208 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 13TH day of MAY, 2009.

"GRANTORS"

Beverly Johnson, as Administrator of the Estate of Alleen Clanton Ferguson

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Beverly Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged herself to be the Administrator of the Estate of Alleen Clanton Ferguson, and that as such Administrator being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Estate of Alleen Clanton Ferguson.

WITNESS my hand and official seal at BRENTWOOD, Tennessee this 13TH day of MAY, 2009.

My commission expires: JUNE 12, 2011

Notary Public

{Seal}

