BOX 10-A

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090080530 DEEDWARR
Recvd: 11/30/09 11:17 1 pgs
Fees:13.00 Taxes:1476.30

20091130-0109098

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Suzanne R. Fennell 90 44th Avenue North Nashville, Tennessee 37209	Suntrust Mortgage, Inc. 401 Commerce St., Ste. 6100 Nashville, TN 37219	103-8-65

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY TODD WIGGINS and wife, MARY JO WIGGINS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SUZANNE R. FENNELL**, hereinafter called the Grantee, her heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map showing Subdivision of Lot No. 346 in the Richland Realty Company's Subdivision of West Lawn as of record in Book 547, page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jeffery Todd Wiggins by Deed from Dan VanBrackle and wife, Cynthia VanBrackle of record in Book 11426, page 213, 3/23/1999, Register's Office for Davidson County, Tennessee; further conveyed to Jeffery Todd Wiggins and wife, Mary Jo Wiggins by Quitclaim Deed of record in Instrument No. 20001004-0098301, dated 9/29/2000, Register's Office.

This is improved property known as **90 44th Avenue North, Nashville, Tennessee 37209 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands this 25th day of **November, 2009**:

Jeffery Todd Wiggins

Mary Jo Wiggins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERY TODD WIGGINS and MARY JO WIGGINS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25th day of November, 2009:

Notary Public

My Commission Expires: 2-27-12

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $399,000.00.

Suzanne R Fennell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2009:

Amy Adams Gowan
Notary Public

My Commission Expires: _____

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010