FILE #6207 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7415 PAGE 652

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES D. HELTON	LEADER FEDERAL MORTGAGE, INC.	MAP 162-16A
(NAME)	(NAME)	
2 Sycamore Court	P. O. Box 2926	PARCEL 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Memphis, Tennessee 38101-2926	FB #5DU-62901
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, TESSIE ANN WIGGINS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. HELTON and wife, KATHY A. HELTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2, Building No. 8 on the Plan of Addition to Section One - Phase One, Mill Creek Club Condominium Townhouses, as of record in Plat Book 5050, page 103, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tessie Ann Wiggins, unmarried, by deed from Terry W. Brandon and wife, Katherine Swint Brandon, of record in Book 6262, page 585, said Register's Office.

This conveyance is made subject to: 1) 1987 Taxes; 2) Declaration of Covenants and Conditions of record in Book 4792, page 725; 3) Charter of Incorporation of record in Book 5000, page 610; 4) Covenants, Conditions, Restrictions and Agreements of record in Book 4887, page 961, amended in Book 5000, page 607, and in Book 5101, page 809; 5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.; and 6) Agreement containing easement of record in Book 5324, page 214, said Register's Office.

8677.9

IDENTIFICATION REFERENCE

DEC 2 [illegible] '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2 Sycamore Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of November, 1987

Tessie Ann Wiggins by Ellen G. Rini

TESSIE ANN WIGGINS

By: Ellen G. Rini, Attorney-In-Fact for the said Tessie Ann Wiggins by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen G. Rini, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of Tessie Ann Wiggins, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of November, 1987.

My Commission Expires: 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 19 87.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

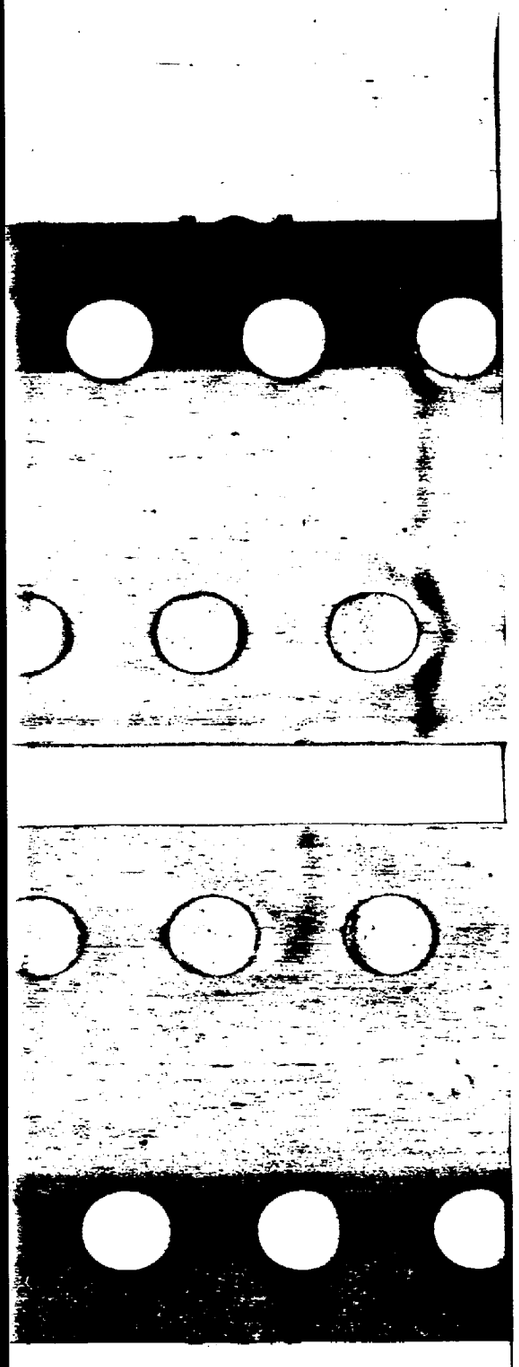
TESSIE ANN WIGGINS, unmarried

TO

JAMES D. HELTON and wife, KATHY A. HELTON

PLEASE RETURN TO: File Box 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7415 PAGE 654

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

49000.00- CAMT.
137.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 143.70-
7571A12/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.7.7.9.

IDENTIFICATION REFERENCE

Dec 2 9 23 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 40644