4710
430907-3

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Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

Todd D. Wigginton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 88.

Carol M. Blair
Notary Public

MY COMMISSION EXPIRES: 5-13-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd D. Wigginton (NAME)	Fidelity Federal Savings & Loan (NAME)	53-13-53
213 Chesterton Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, WE, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd D. Wigginton and wife, Denise M. Wigginton

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:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Kimbottom Subdivision, Phase 1, as of record in Plat Book 6900, pages 276, 277 and 278, said Register 's Office.

Said Lot No. 129 fronts 39.94 feet on the southeast margin of the turnaround of Chesterton Court and runs back 184.23 feet on the southerly line and 123.23 feet on the northwest line to a broken line in the rear which measures a total of 201.56 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Bettye Ritchie Casey and husband, Gerald Casey, Andy T. Ritchie, III and wife, Phyllis Ritchie, Edward C. Ritchie and wife, Anne Ritchie and Joan Ritchie, a feme sole as of record in Book 6746, page 672, said Register's Office.

0.85 I.R.

IDENTIFICATION REFERENCE

FEB 29 2 25 PM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved (xx) improved ( ) property, known as 213 Chesterton Court, Madison, Tennessee 37115
(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 seised 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.

Witness, his hand this 26th day of February, 19 88

Phillips Builders, Inc.
By: Jackie Roark, Asst. V.P.
Jackie Roark, Asst. Vice-President

1.00
2.00
235.82

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Jackie Roark

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Asst. Vice-President of the Phillips Builders, Inc. a corporation, and that he as such Asst. Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Asst. Vice-President.

Witness my hand and official seal at Nashville, Tenn. this 26th day of February, 19 88.

Carol M. Claiborne Notary Public

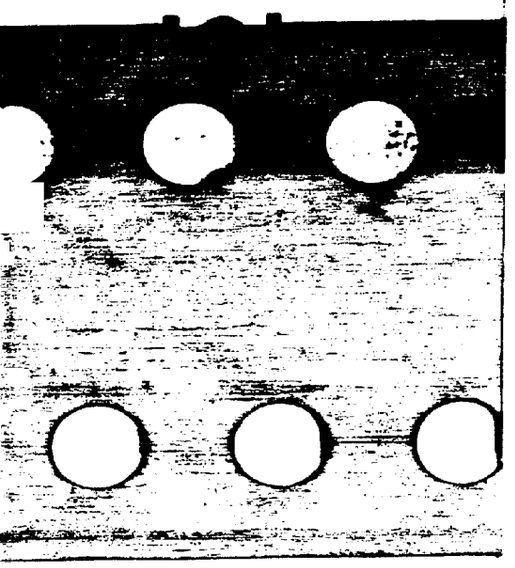
Commission Expires 5-13-89

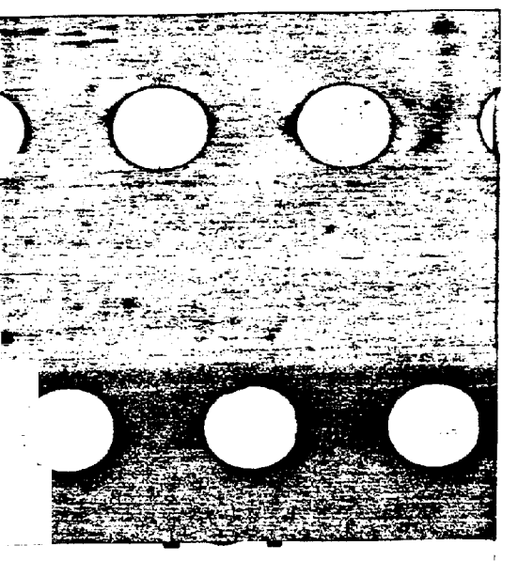
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Todd D. Wigginton and wife, Denise M. Wigginton

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CAMT	81900.00
CON TX	229.32
PRFEE	0.50
WDEED	6.00
TOTAL	235.82
CHECK	235.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1033

0.8.5 1.9.

IDENTIFICATION REFERENCE

FEB 29 2 25 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 65751