File Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7548 PAGE 262

ADDRESS NEW OWNER:
Sondra Rowland
3713 Folkstone Drive
Antioch, TN 37013

MORTGAGEE:
Biltmore Mortgage Company
8601 Six Forks Road
Raleigh, NC 27615

MAP-PARCEL NUMBERS:
MAP 150-4
8739 05/18/88 01:03PM CHECK 182.90
2D-74165

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vicki J. Wigginton, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sondra Rowland, unmarried

hereinafter called the Grantee, Grantee's 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. 35-A on the plan of Zone Lot Division Lots 32 thru 36 Chelsea Priest Lake Section One-A, of record in Book 5200, page 696 as amended in Book 6250, page 35, Register's Office for said County.

SAID Lot No. 35-A fronts 38.45 feet on the southerly margin of Folkstone Drive and extends back 178.26 feet on the westerly line and 205.20 feet on the easterly line to a broken line in the rear, measuring 85.60 feet thereon.

Being the same property conveyed to Vicki J. Wigginton, unmarried by deed from Philhall Corporation of record in Book 6330, page 55, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6213, page 806, said Register's Office, and to the matters set forth in the above referenced plan of record.

3 1 9 0 3

IDENTIFICATION REFERENCE

MAY 19 1 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 3713 Folkstone Drive, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of May, 1988.

Vicki J. Wigginton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of May, 1988, before me personally appeared Vicki J. Wigginton, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that She executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 63,000.00.

Sondra Rowland
Affiant

Subscribed and sworn to before me, this the 17th day of May, 1988.

My Commission Expires: 11-24-88

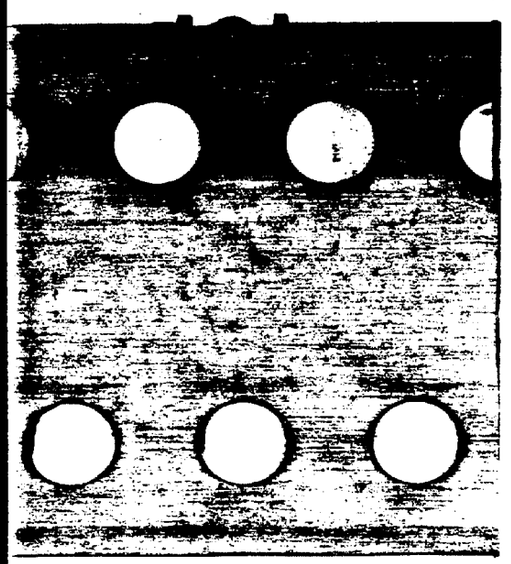
_____
Notary Public

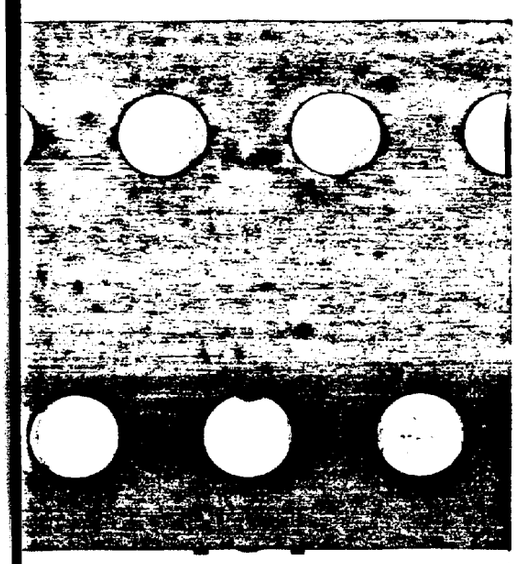
WARRANTY DEED

from:
Vicki J. Wigginton, unmarried

to:
Sondra Rowland, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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 63000.00
				CON TX 176.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 182.90
				CHECK 182.90
05/19/88	01			13:23 0001 8739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31903

IDENTIFICATION REFERENCE

MAY 19 1 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92932