FORM NO. WD-1

BOOK 7663 PAGE 483

File # 23843
Loan # 9046681

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

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

$64,900.00 Rhonda A. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 19 88

Notary Public

MY COMMISSION EXPIRES: 3-17-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHONDA A. MARTIN (NAME)	Mortgage Specialists Incorporated (NAME)	MAP 48
4884 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 956 (STREET ADDRESS)	PAR 30
Whites Creek, TN. 37189 (CITY) (STATE) (P.O ZIP)	Menomonee Falls, Wisconsin 53051 (CITY) (STATE) (ZIP)	14 DZ 00170

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, MICHAEL J. HIGGS and wife, DANIELLE S. HIGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RHONDA A. MARTIN and husband WILLIAM B. MARTIN

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 14th formerly 24th, Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a point in the northerly margin of U. S. Highway No. 112, 975 feet from the southwest corner of the tract of land owned by W. H. (Herman) Thompson, being the southwest corner of this tract; thence leaving said Highway, North 35 degrees east 400 feet to a point; thence south 55 degrees east 100 feet to a point; thence south 35 degrees west 400 feet to a point in the northerly margin of said U.S. Highway 112; thence with the margin of same, North 55 degrees west 100 feet to the beginning.

BEING the same property conveyed to Michael J. Higgs and wife, Danielle S. Higgs by deed from John Ann Fuston Mills and wife, Bobby L. Mills recorded in Book 5411, Page 970, Register's Office for Davidson County, Tennessee.

7 1 4 9 1

TENNENT REFERENCE
SEP 28 1 08 PM '88

unimproved ( ) X
This is improved ( ) property, known as 4884 Clarksville Highway, Whites Creek, TN. 37189
(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 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 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 our their hands this 23rd day of September, 19 88

Michael J. Higgs
MICHAEL J. HIGGS

Danielle S. Higgs
DANIELLE S. HIGGS

Michael J. Higgs

BOOK 7663 PAGE 484

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL J. HIGGS and wife, DANIELLE S. HIGGS

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 19 88.

Commission Expires _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MICHAEL J. HIGGS

TO

DANIELLE S. HIGGS

RHONDA A. MARTIN

WILLIAM R. MARTIN

1587 09/28 0101 03CHECK 220.67

Saturn & Mazer, Attorneys
Row 1
Box 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 1988, before me personally appeared Michael J. Higgs to me known to be the person who executed the foregoing instrument in behalf of Danielle S. Higgs as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Danielle S. Higgs.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1988.

My Commission Expires:

3-11-91

NOTARY PUBLIC

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7663 PAGE 485

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 64900.00
CON TX 214.17
PRFEE 0.50
MTGFEE 6.00
TOTAL 220.67
CHECK 220.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/28/88 01 13:09 0001 1587

7.1491

FRONT-TO-REFERENCE

SEP 28 1 08 PM '88

No. 138542