This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

BOOK 7702 PAGE 991

FILE BOX #52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juanita L. Higgins (NAME)	American National Financial Inc. (NAME)	172-04-15
608 Monte Carlo Drive (STREET ADDRESS OR ROUTE NUMBER)	100 Ashford Center North, S 250 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Atlanta, Georgia 30338 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars.*

Cash in hand paid by Juanita L. Higgins and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Rodney M. Ayers, an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said Juanita L. Higgins, an unmarried person

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Section 1, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for said County.

Being the same property conveyed to Rodney M. Ayers by deed from Gregory D. Cole and wife, Pamela H. Cole of record in Book 6019, page 206, Register's Office for Davidson County, Tennessee.

85292

IDENTIFICATION REFERENCE

Nov 14 4 08 PM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Affiant Juanita L. Higgins

Subscribed and sworn to before me this the 9th *day of* November *1988*

Notary Public Judy A. Lehman

My Commission expires: 5/19/91 *(Affix Seal)*

This is improved (X) unimproved ( ) property, known as 608 Monte Carlo Drive Antioch, TN 37013 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 9th *day of* November *, 19* 88 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rodney M. Ayers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Judy A. Lehman *, a Notary Public in and for said County and State* Rodney M. Ayers

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

Witness my hand and official seal at Brentwood *, Tennessee, this* 9th *day of* November *, 19* 88

Judy A. Lehman
Notary Public

Commission expires 5/19/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ *, a Notary Public 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* _____ *of the* _____ *, the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____ .

Witness my hand and seal, at office in _____ *, this* _____ *day of* _____ *, 19* _____ .

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM
Rodney M. Ayers

TO
Juanita L. Higgins

7452 11/14 0101 03CHECK 270.50

Compliments of
LEHMAN LAND TITLE, INC.
165 Franklin Road, Suite 161
Brentwood, Tennessee 37027
Phone (615) 371-8999



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 80000.00
CON TX 264.00
PRFEE 0.50
~~WFEED 6.00~~
~~TOTAL 270.50~~
CHECK 270.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/88 01 16:09 0001 7452

85292

IDENTIFICATION REFERENCE

Nov 14 4 08 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154010