This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
SOVRAN MORTGAGE CORPORATION
3401 WEST END AVENUE
NASHVILLE, TN 37203

NAME OF MORTGAGEE:
SOVRAN MORTGAGE CORPORATION
3401 WEST END AVENUE
NASHVILLE, TN 37203

ADDRESS NEW OWNERS:

MAP_____, GROUP___, PARCEL_____

103-4-104

2090 12/29 0101 03CHECK 145.10

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FORTY TWO THOUSAND ($42,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, VIOLA CRAUN, UNMARRIED, have this day bargained and sold and do hereby transfer and convey unto WILLIAM PATRICK WIGGINS, UNMARRIED, his heirs and assigns, the following described property:

The following described tract or parcel of land, situated in Davidson County, Tennessee, being more particularly described as follows:

Being the south 60 feet of Lot No. 1 of Block No. 3 on the map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said part of Lot No. 1 is more particularly described as beginning at a point in the west margin of 45th Avenue, 60 feet, North from the south east corner of said Lot No. 1, running thence in a westerly direction, 60 feet to the West line of Lot No. 1, thence south with the said West line, 60 feet to the south west corner of said lot, thence eastwardly with the North margin of an alley, 60 feet to 45th Avenue; thence Northwardly with the west margin of 45th Avenue 60 feet to the point of beginning.

Being the same property conveyed to Herschel Craun and wife, Viola Craun by installment deed of Mary Mulloy, a single woman, of record in Book 1428, page 673, Register's Office of Davidson County, Tennessee. See also deed from William Joseph Mulloy to Herschel Craun and wife, Viola Craun, of record in Book 2484, page 619, said Register's Office.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said William Patrick Wiggins, his heirs and assigns, forever.

AND GRANTOR COVENANTS with the said William Patrick Wiggins, that she is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. All matters appearing on the Plan of Sylvan Park, Block 3, of record in Book 332, page 104, Register's Office of Davidson County, Tennessee.

2. Water line easement contained in instrument of record in Book 2294, page 471, Register's Office of Davidson County, Tennessee.

3. Sewer line easement contained in instrument of record in Book 2294, page 469, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said William Patrick Wiggins, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand on this the 28 day of December, 1988.

Viola Craun
VIOLA CRAUN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Viola Craun, unmarried, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 28 day of December, 1988.

(SEAL) NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Cynthia M. Beard
Notary Public

My Commission Expires:
Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $42,000.00.

William Patrick Wiggins

Sworn to and subscribed to before me, on this the 28 day of December, 1988.

(SEAL) NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Cynthia M. Beard

My Commission Expires:
Feb. 11, 1990

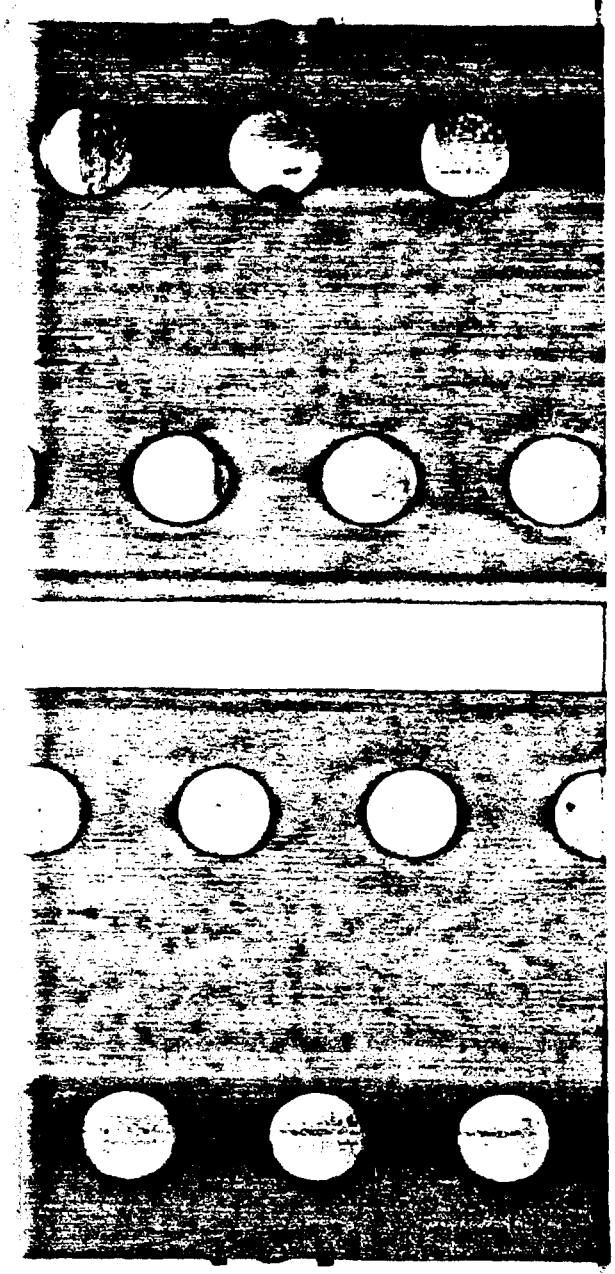
97397

IDENTIFICATION REFERENCE

DEC 29 10 03 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7738 PAGE 517

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 42000.00
				CON TX 138.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 145.10
				CHECK 145.10

12/29/88 01 10:04 0001 2090

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97397

IDENTIFICATION REFERENCE

Dec 29 11 03 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168213