FTEC File No. 9493

814 649

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 19 90

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(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
FRANCES ELIZABETH WIGINGTON	American National Financial, Inc.	103-10-40
(NAME)	(NAME)	
726 Kendall Drive	100 Ashford Center North, Ste 250	8DA 56910
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209	Atlanta, Georgia 30338	
(CITY) (STATE) (P.O. ZIP)	(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, ROBERT A. TATE and wife, KIMBERLY C. TATE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES ELIZABETH WIGINGTON, unmarried

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. 40 on the Plan of Brookside Courts, Addition, No. 4, Section 4, as of record in Book 2083, page 59, said Register's Office, to which plan reference is herein made for a more complete description.

BEING the same property conveyed to Robert A. Tate and wife, Kimberly C. Tate by deed from Gary A. Warren and wife, Karla J. Warren of record in Book 7222, page 378, Register's Office for Davidson County, Tennessee.

This coveyance is made subject to: (1) Taxes for the year 1990 which have been prorated and assumed by the Grantee herein and (2) All matters appearing on the plan of record in Plat Book 2083, page 59, said Register's Office.

39678.

IDENTIFICATION REFERENCE

Jul 6 2 03 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 726 Kendall Avenue, Nashville, Tennessee 37209
(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 hand s this 29th day of June, 19 90

Robert A. Tate
ROBERT A. TATE

Kimberly C. Tate
KIMBERLY C. TATE

BOOK 8147 PAGE 650

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT A. TATE and wife, KIMBERLY C. TATE,

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 29th day of June, 1990.

Notary Public

Commission Expires 1/23/93

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

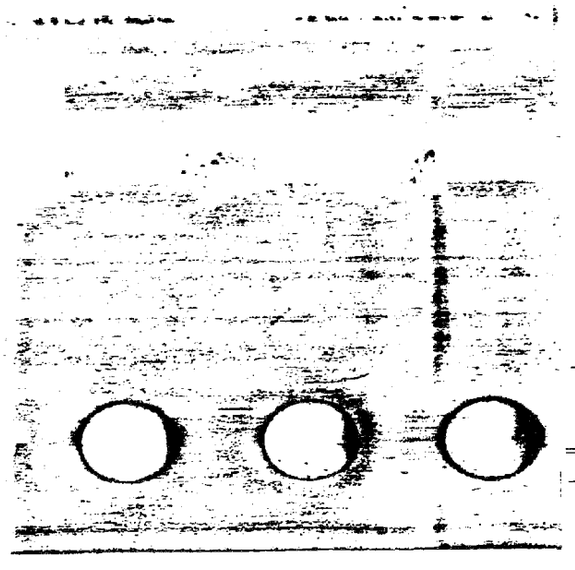
FROM

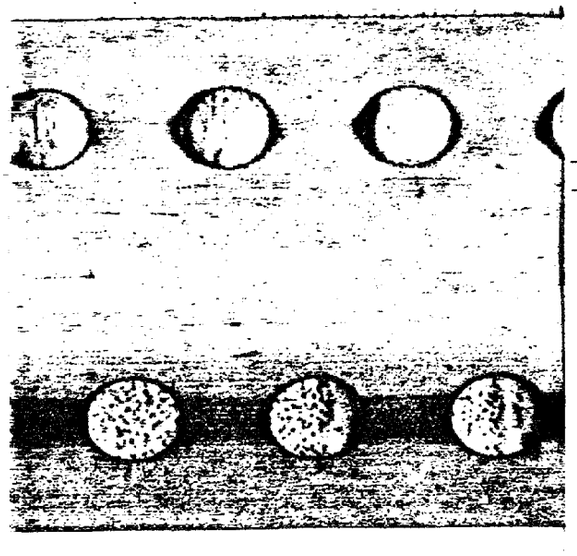
ROBERT A. TATE and wife, KIMBERLY C. TATE

TO

FRANCES ELIZABETH WIGINGTON, unmarried

7936 07/06 0101 03CHECK 302.35





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

RECEIVED OF _____

FOR _____

BOOK 8147 PAGE 651

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 89500.00
				CON TX 295.35
				PRFEE 1.00
				WDEED 6.00
				TOTAL 302.35
				CHECK 302.35
07/06/90	01			14:05 0001 7936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39678.

IDENTIFT REFERENCE

JUL 6 2 03 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334812