BOOK 9213 PAGE 599

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES 1/22/95
(AFFIX SEAL)

SATURN ALAMO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File 31958

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyle L. Beckjordan (NAME)	Mortgage Service America (NAME)	MAP 70-13
3010 River Drive (ADDRESS)	1650 Tysons Blvd. P.O. Box 9703 (ADDRESS)	PARCEL 133
Nashville, TN 37218 (CITY) (STATE) (ZIP)	McLean, Virginia 221-2-0703 (CITY) (STATE) (ZIP)	13DA 63965

FOR AND 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, Joseph Francis Wigger and wife, Rhonda Renee Wigger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyle L. Beckjordan and wife, Bonnie B. Beckjordan

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 part of Lot 13 on the Map of Haley's Subdivision of a Part of Block 5 of the G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, page 155, Register's Office for Davidson County, Tennessee, and being known as all of Lot 13-A and the south part of Lot 13 on the Map of Haley's Subdivision, not of record, described according to a copy of a survey made by Geo. W. Watkins, Surveyor, on May 24, 1950, as follows: BEGINNING at a point in the northeasterly margin of River Drive, being the most westerly corner of Lot 14 on said recorded plan; thence along the westerly line of Lots 14, 15 and 16, north 28 deg. east 285 feet to a point; thence northwesterly 73 1/2 feet to a point; thence southwesterly 270 feet more or less to the northeasterly margin of River Drive; thence with the margin of the same, southeasterly around a slight curve 94 feet to the point of beginning.

BEING the same property conveyed to Joseph Francis Wigger and wife, Rhonda Renee Wigger by deed from Ronald S. Pardue and wife, Nancy Sue Pardue of record in Book 7936, Page 156, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

05111 IDENTIF. & REFERENCE

94 JAN -6 PM 3:04 FELIX P. [illegible] REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property; known as 3010 River Drive, Nashville, TN 37218
(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.

667 01/06/94 0101 03CHECK 212.13

Witness our hand s this 15th day of December, 19 93

Joseph Francis Wigger

Joseph Francis Wigger

Rhonda Renee Wigger

Rhonda Renee Wigger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Francis Wigger and wife, Rhonda Renee Wigger

the bargainor, 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 15th day of December 19 93.

Commission expires 2/2/95

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Joseph Francis Wigger and wife, Rhonda Renee Wigger

TO

Lyle L. Beckjordan and wife, Bonnie B. Beckjordan

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File 31958

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9213 PAGE 691

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	54900.00
CON TX	203.13
PRFEE	1.00
WDEED	8.00
TOTAL	212.13
CHECK	212.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6977

05111
IDENTIF. & REFERENCE

94 JAN -6 PM 3:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742997