File in Box No. 19 B

95-1-22 BOOK 9584 PG 919

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,790.46

David M Wiegandt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID M. WIEGANDT (NAME)	UNION PLANTERS MORTGAGE COMPANY (NAME)	MAP 150-09-0-A
3032 OWENDALE DRIVE (ADDRESS)	P. O. Box 2258 (ADDRESS)	PARCEL 063CO
ANTIOCH TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2258 (CITY) (STATE) (ZIP)	FB #02DX-08163

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, JOHNNY A. MITCHELL AND WIFE, DAPHNE B. MITCHELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. WIEGANDT AND JAMES L. CAVENDER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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. 217, on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, as amended in Book 7430, Page 751, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Johnny A. Mitchell and wife, Daphne B. Mitchell, by Deed from Edward S. Ryan and Deborah J. Ryan, husband and wife, of record in Book 7803, Page 313, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Book 7079, Page 472, as amended in Book 7235, Page 411, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Edward S. Ryan and wife, Deborah J. Ryan, to Fidelity Federal Savings and Loan Association of Tennessee (now being Union Planters National Bank), in the original principal amount of $89,994.00, of record in Book 7501, Page 426, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3032 Owendale Drive, Antioch, TN 37013
(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 31st day of January 19 95

Johnny A. Mitchell
JOHNNY A. MITCHELL

Daphne B. Mitchell
DAPHNE B. MITCHELL

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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 JOHNNY A. MITCHELL AND WIFE, DAPHNE B. MITCHELL

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 Brentwood, Tennessee, this 31st day of January 19 95.

Commission expires September 16, 1995

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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, a 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

7470 02/01 0101 03CHECK 422.66

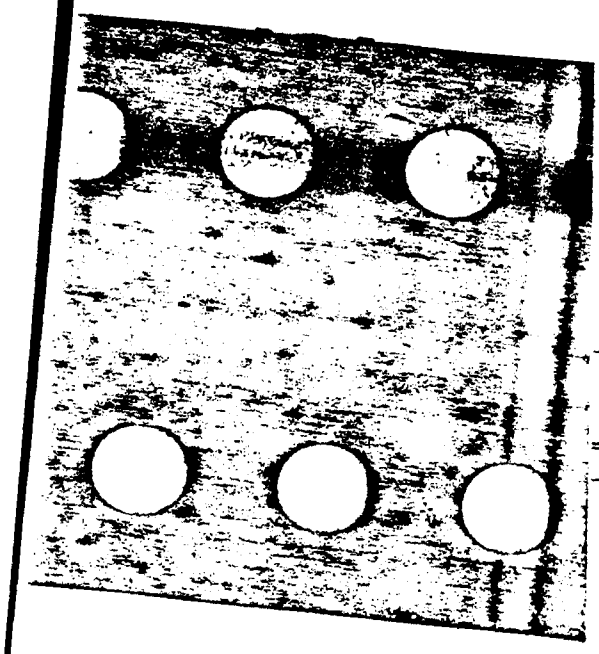
IDENTIF. & REFERENCE

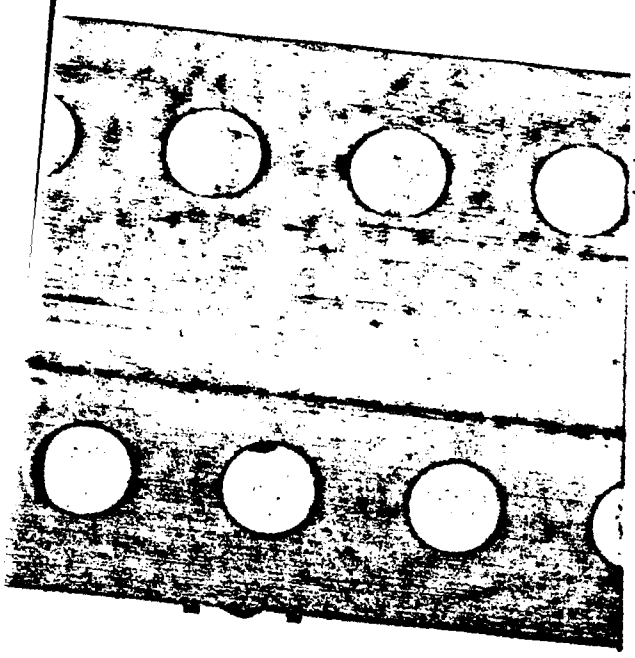
95 FEB -1 PM 12:13

REGISTER
DAVIDSON COUNTY, TN.

30218

DCTN01W





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9584 PG 921

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 111790.46
CON TX 413.66
PRFEE 1.00
WDEED 8.00
TOTAL 422.66
CHECK 422.66
02/01/95 01 12:14 0001 7470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30248
IDENTIF. ↑ REFERENCE

95 FEB -1 PM 12:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 87722