9713

BK 9713 PG 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(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
LAURA L. VOLKERDING (NAME)	Franklin American Mortgage Company (NAME)	MAP 150-10
1001 Cedar Point Parkway (ADDRESS)	214 Overlook Court, #150 (ADDRESS)	PARCEL 207
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB #02DX-08465

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, MARY KAY (JOSLIN) WIGGINTON, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA L. VOLKERDING, 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. 35 on the Plan of Jamestown Estates, Section 3, of record in Plat Book 6900, Page 866, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Christopher L. Joslin and wife, Mary Kay Joslin, by Deed from Kenneth S. Victory and wife, Gail C. Victory, of record in Book 8504, Page 253, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree, of record in Minute Book 148B, Page 990, in the Second Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Mary Kay (Joslin) Wigginton by Quitclaim Deed from Christopher L. Joslin, of record in Book 9141, Page 664, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7476, Page 643, restated in Book 7502, Page 11, and made applicable in Book 7861, Page 420, and amended in Book 8149, Page 337, 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 prorated and assumed by the Grantee(s) herein.

Gregg Wigginton, spouse of the above named Mary Kay (Joslin) Wigginton, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

5375 06/27 0101 03CHECK 334.60

unimproved ( )
This is improved (X) property, known as 3637 Lake Towne 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 23rd day of June 19 95

Mary Kay Joslin Wigginton
MARY KAY (JOSLIN) WIGGINTON

Gregg Wigginton
GREGG WIGGINTON

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

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

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 MARY KAY (JOSLIN) WIGGINTON AND HUSBAND, GREGG WIGGINTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 23rd day of June, 1995.

Notary Public

My Commission Expires: 9/12/95

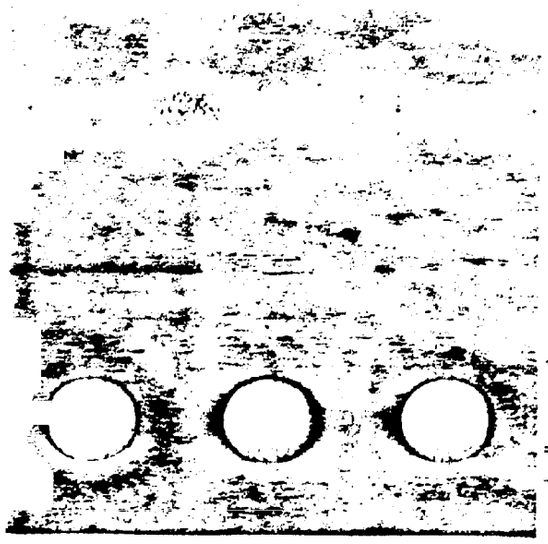
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

IDENTIFICATION REFERENCE

95 JUN 27 PM 1:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

TN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

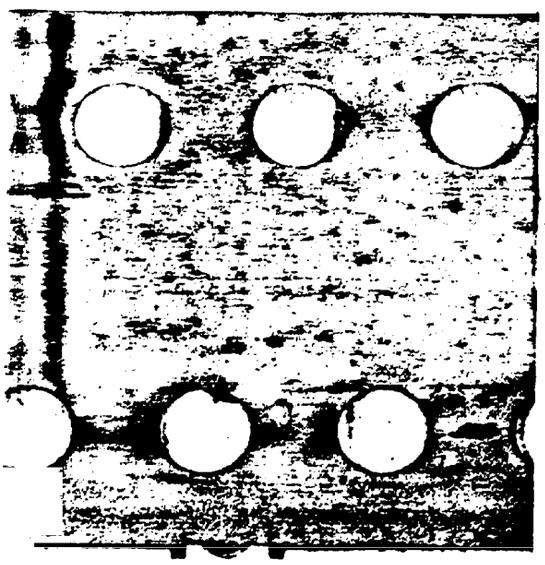
RECEIVED OF _____

FOR _____

BOOK 9713 PG 428

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 88000.00
CDN TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

06/27/95 01 13:19 0001 5375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073811
IDENTIF. ↑ REFERENCE

95 JUN 27 PM 1:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924570