FILE BOX 45

WARRANTY DEED

BOOK 10052 PG 189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Lori Denise Wiginton, Barry S. Wiginton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 96

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry S. Wiginton (NAME)	Century Mortgage Corporation (NAME)	MAP 64-8
4852 Cascade Drive (ADDRESS)	Two International Drive, Suite (ADDRESS)	PARCEL 6
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	4D-60542

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, Timothy Lynn Clark and wife, Tina Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry S. Wiginton and wife, Lori Denise Wiginton

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:

BEING Lot No. 299, on the plan of Sherwood Forest, Section 4, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Also Included In this conveyance Is a tract of land in the Second, formerly the Fourth, Civil District of Davidson County, Tennessee, and adjoining on the west side, Lot 299 of Sherwood Forest, as recorded in Book 4460, page 183, register's Office for Davidson County, Tennessee, and being more fully described as follows:

This tract shall be bounded on the east by said Lot 299 and on the north by the prolongation of said lot's north line, westwardly 38 feet, more or less, to a tree and fence row, on the south by the prolongation of the south line of said lot westwardly 38 feet, more or less, to a fence and tree row and on the west by a fence and tree row measuring 90 feet, more or less, thereon.

BEING the same property conveyed to Timothy Lynn Clark and wife, Tina Clark by deed from Ernest McGee, unmarried, and Ann McGee, unmarried, of record in Book 9612, Pages 237 and 238, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 4704, page 448, said Register's Office.

This is improved (X) unimproved ( ) property, known as 4852 Cascade Drive, Old Hickory, TN 37138
(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 26th day of April, 19 96

Timothy Lynn Clark

Tina Clark

Tina Clark joins in this conveyance to convey any and all marital rights she may have in and to said property.

BOOK 10032 PG 190

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 Timothy Lynn Clark and wife, Tina Clark

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 26th day of April, 19 96.

Commission expires May 24, 1997

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, 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_____.

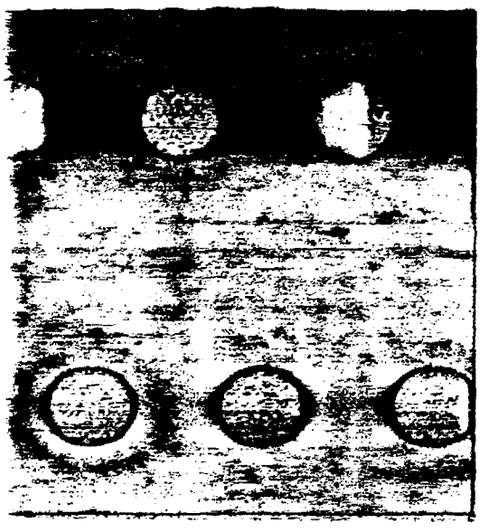
My commission expires _____

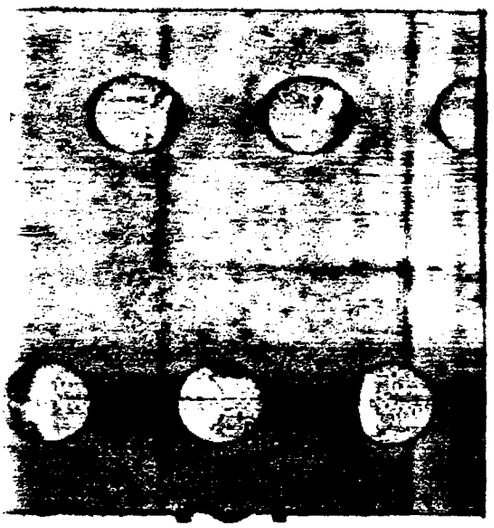
Notary Public

0176557
IDENTIF. ↑ REFERENCE

96 APR 30 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5963 04/30 0101 03CHECK 360.50





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

RECEIVED OF _____

FOR _____

BOOK 10032 PG 191

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 360.50
				CHECK 360.50
			04/30/96	01 14:05 0001 5963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176557
IDENTIF. # REFERENCE

96 APR 30 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034006