BOOK 10333 PG 87

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35163)

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Mikell D. Wiggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

TCB-GCI-96-874

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikell Wiggs (NAME)	Madison Equity Mortgage Co., Inc. (NAME)	MAP155-8-B
6112 South Riverbend (ADDRESS)	920 Merchants Walk (ADDRESS)	PARCEL 71
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Huntsville, AL 35801 (CITY) (STATE) (ZIP)	

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, Albert A. Smith, III and wife, Karen K. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mikell Wiggs and wife, Jamie M. Wiggs

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. 71 on the Plan of Phase 1, South Colony at Riverbend, as of record in Plan Book 6900, Page 271, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Albert A. Smith, III, and wife, Karen K. Smith by deed from Fox Ridge Homes, Inc. of record in Book 8650, page 234, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5349, page 921; Book 5896, page 257; Book 6474, page 354; Book 6486, page 588; Book 7199, page 119; Book 7199, page 135; Book 7781, page 645; Book 9792, page 20; and Book 9792, page 24, Register's Office for said County.

IDENTIFICATION REFERENCE 02682227

97 JAN 30 AM 10:04
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 6112 South Riverbend, Nashville, Tennessee 37221
(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 27th day of January 19 97

Albert A. Smith, III by Kinda Cooke atty in fact 1-27-97
Albert A. Smith, III

Karen K. Smith by Kinda Cooke atty in fact 1-27-97
Karen K. Smith

BOOK 10333 PG 88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of January, 1997, before me personally appeared Kendra Cocke, to be known to the person who executed the foregoing instrument in behalf of Albert A. Smith, III and wife, Karen K. Smith as his/her/their attorney-in-fact, and acknowledged that he/she/they executed the same as the free act and deed of the said Albert A. Smith, III and wife, Karen K. Smith, as though he/she/they personally had acted.

WITNESS my hand and official seal at Davidson County, TN, This the 27th day of January, 1997.

Valerie D. Wright
NOTARY PUBLIC

My Commission Expires: 3-3-99

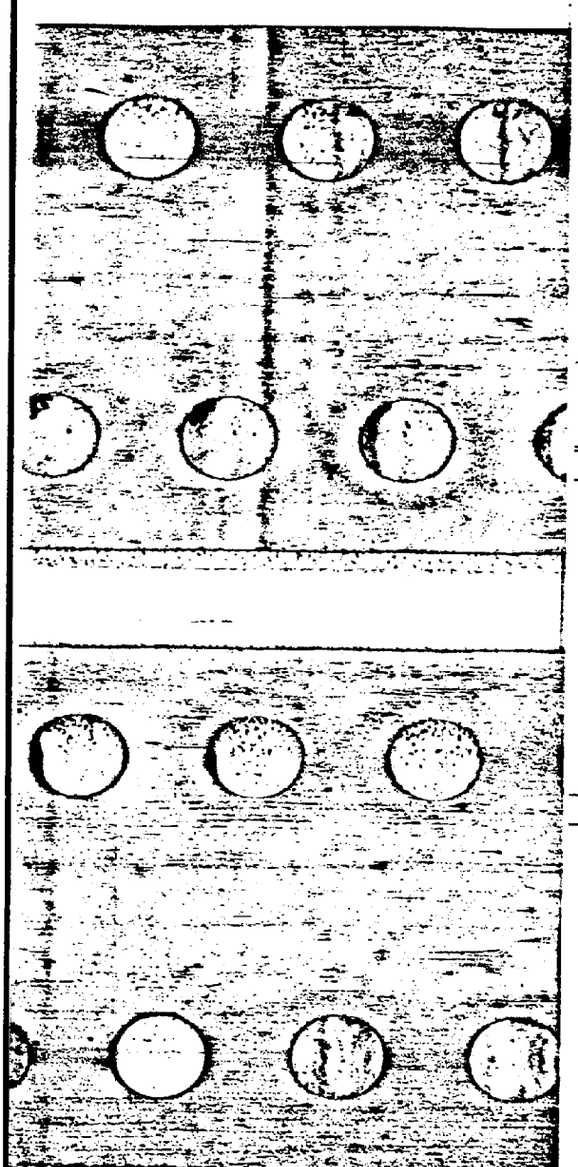
VALERIE D. WRIGHT NOTARY PUBLIC LARGE KNOX CO.

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW

9202 01/30 0101 03CHECK

612-10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10333 PG 89

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	163000.00
			CON TX	603.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	612.10
			CHECK	612.10
01/30/97	01		10:05 0001	9202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02268227
IDENTIFICATION REFERENCE

97 JAN 30 AM 10:04
REGISTER
DAVIDSON COUNTY, TN.

No. 1111664