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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: Exp. 11/27/1999

KEVIN MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. Don Montgomery, Jr. (NAME)	SAME (NAME)	MAPO 53-13
5723 Chadwick Lane (ADDRESS)	(ADDRESS)	PARCEL 53
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(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, Todd D. Wigginton and wife, Denise M. Wigginton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. Don Montgomery, Jr., married

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. 129 on the Plan of Kimbottom Subdivision, Phase 1, of record in Plat Book 6900, pages 276, 277 and 278, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property covneyed to Todd D. Wigginton and wife, Denise M. Wigginton by deed from Phillips Builders, Inc., of record in Book 7479, page 398, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 6900, pages 276 - 278, said Register's Office; and (b) restrictive covenants of record in Book 7265, page 655, Book 7464, page 969 and Book 7470, page 126, said Register's Office.

98 NOV 20 PM 1:49
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE 0515233

unimproved ( )
This is improved (X) property, known as 213 Chesterton Court, Madison, TN 37115
(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 16th day of November 19 98

Todd D. Wigginton

Denise M. Wigginton

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 Todd D. Wigginton and wife, Denise M. Wigginton

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 16th day of 19 98.

Commission expires

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC EXP. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, 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

9885 11/20 0101 03CHECK 399.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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CAMT	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	399.50
CHECK	399.50

11/20/98 01 13:51 0001 9885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0515233
IDENTIF. ↑ REFERENCE

98 NOV 20 PM 1:49
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1374939