WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37791)

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 99

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: 9/28/2002
(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
CHARLES A. WIGGINS, JR. (NAME)	FRANKLIN AMERICAN MORTGAGE COMPANY (NAME)	MAP 118-01
815 Halcyon Avenue (ADDRESS)	501 Corporate Centre Dr., S/400 (ADDRESS)	PARCEL 419
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	FB #16DA-11695

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, NATHAN E. MONTGOMERY, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES A. WIGGINS, JR., 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 lying and being in Davidson County, Tennessee, and being more particularly described as follows:

BEING a part of the W. D. Gale Land described according to a survey thereof, made February 4, 1915, by John Wilkes, Civil Engineer, as follows:

BEGINNING at a point in the southeast intersection of Halcyon Avenue and 9th Avenue South; thence, eastwardly along the South margin of Halcyon Avenue 75 feet to a point; thence, southwardly parallel to 9th Avenue South 142 feet 3 inches to the North margin of an alley; thence, with same westwardly 75 feet to the East margin of 9th Avenue South; thence, with the margin of said Avenue northwardly 140 feet 6 inches to the point of BEGINNING.

BEING the same property conveyed to Nathan E. Montgomery, Jr., an unmarried man, by Deed from Willie Mae Corley, an unmarried woman, of record in Book 10537, Page 51, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 815 Halcyon Avenue, Nashville, TN 37204
(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 my hand this 16th day of April 1999

NATHAN E. MONTGOMERY, JR.

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NATHAN E. MONTGOMERY, JR., UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 16th day of April, 1999.

Commission expires 7/24/99

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

057235
99 APR 22 AM 10:15
RECORDED
DAVIDSON COUNTY, TN.
RECEIPT
0101 02/22/99 375.45

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11442 PG. 543

0577235

INSTRUMENT REFERENCE

99 APR 22 AM 10:15

CAMT 98500.00
CON TX 364.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 375.45
CHECK 375.45

04/22/99 01 10:17 0001 5740

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475686