This instrument was prepared by:
L. J. Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201
file #99060026

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box# 28-B

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Christopher James Sigmund, & Kimberly Rodgers Sigmund 3923 Kempalong Avenue Nashville, Tennessee 37205	Citi Corp Mortgage P.O Box 790021 M.S. 321 St. Louis, MO. 63179-0021	103-16-0 / 83.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Christopher James Sigmund and wife, Kimberly Rodgers Sigmund, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **WILLIAM AUSTIN EVANS, Jr**, Successor Trustee of the William Austin Evans, Sr., Living Trust, and **QUINDAL C. EVANS**, Trustee of the Quindal C. Evans Living Trust, the GRANTOR herein, has bargained and sold, and by these presents being authorized to do, does transfer and convey unto:

CHRISTOPHER JAMES SIGMUND and wife, **KIMBERLY RODGERS SIGMUND**, the GRANTEE herein, their heirs and assigns forever, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Kimpalong Place, of record in Book 547, page 18, said Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the southerly side of Kimpalong Road and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to William Austin Evans, Sr., Living Trust, dated June 13, 1996, William Austin Evans, Sr., Trustee and Quindal C. Evans Living Trust, dated June 24, 1996, Quindal C. Evans, Trustee, by deed from William A. Evans, and wife, Quindal C. Evans of record in Book 10110, page 691, Register's Office for Davidson County, Tennessee. Subsequently, William A. Evans, Sr., Trustee of the William Austin Evans, Sr. Living Trust dated June 13, 1996, having died and been secceeded by Quindal C. Evans as successor Trustee, and Quindal C. Evans having resigned as such successor Trustee and been succeeded by William Austin Evans, Jr., as Successor Trustee as evidenced by instrument of record in Book 11526, page 526, said Register's Office.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 290,000.

Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 30 day of June, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

LEROY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE ELLIS IV

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with the said GRANTEE 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:

6376 06/30 0101 03CHECK 1084.00

1999 Property taxes are to be prorated and assumed by the GRANTEE.

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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

This is improved property known as: 3923 Kempalong Avenue, Nashville, TN 37205.

Witness our hands this 30th day of June, 1999.

William Austin Evans, Jr. Trustee

Quindal C. Evans, Trustee
By: William Austin Evans, Jr.
Attorney-in-fact

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Leroy Johnston Ellis IV the undersigned, a notary public in the state of Tennessee, personally appeared William Austin Evans, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Successor Trustee under the William Austin Evans, Sr. Living Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of himself as such Trustee.

Subscribed and sworn to before me, this the 30th day of JUNE, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Leroy Johnston Ellis IV the undersigned, a notary public in the state of Tennessee, personally appeared William Austin Evans, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Quindal C. Evans, Trustee under the Quindal C. Evans Living Trust, the within named bargainor, and that he as such Attorney-in-Fact for such Trustee, being authorized so to do, executed the foregoing instrument as the free act and deed of the said Quindal C. Evans for the purposes therein contained, by signing the name of Quindal C. Evans as such Trustee.

Subscribed and sworn to before me, this the 30th day of JUNE, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

060625
IDENTIF. & REFERENCE

99 JUN 30 PM 2:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY

DEED

From: *William Austin Evans, Jr.*
Trustee
and,
Quindal C. Evans,
Trustee

To: *Christopher James Sigmund*
and wife,
Kimberly Rodgers Sigmund

Property:
3923 Kempalong Avenue
Nashville, TN. 37205

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11551 PAGE 58

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

0606025 IDENTIF. & REFERENCE

99 JUN 30 PM 2:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	290000.00
CON TX	1073.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1084.00
CHECK	1084.00

06/30/99 01 14:53 0001 6376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484837