00-1-2-B FILE BOX 19B

WARRANTY DEED

Instr:200001180005539 Page: 1 OF 2
REC'D FOR REC 01/18/2000 12:47:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.23

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregg P. Wigginton (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 085-11-0
212 Myrick Drive (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL 47.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Marietta, Georgia 30065 (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, E. W. Wilkerson and Harry D. Bass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregg P. Wigginton and wife, Mary Kay Wigginton

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. 96 on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, page 67, amended in Book 3105, page 578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby by made for a more complete description of said lot.

Being the same property conveyed to E. W. Wilkerson and Harry D. Bass by Deed of record in Book 11730, page 710, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This is not now, nor ever has been, the principal residence of the Grantors.

unimproved ( )
This is improved (X) property, known as 212 Myrick Drive, Nashville, TN 37214
(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 14th day of January, 2000

E. W. Wilkerson

Harry D. Bass

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 E. W. Wilkerson and Harry D. Bass

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 GOODLETTSVILLE, Tennessee, this 14th day of January, 2000

Commission expires 9/23/00

Notary Public

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

My commission expires _____

_____
Notary Public