WARRANTY DEED

WIGGINS-H00321

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Jeanne M. Wiggins

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne M. Wiggins	Countrywide Home Loans	51-10-D-107
(NAME)	(NAME)	
1427 Lewis Road	2021 North Gallatin Road, Suite 292	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DEE L. PATTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEANNE M. WIGGINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being Unit Number 107 of Oakland Trace, Sec II, a horizontal property regime established by Master Deed of record in Book 7111 at page 295 and amended in Book 7302, page 648, the Plat of which is of record in Plat Book 6200, page 558, Register's Office for Davidson County, Tennessee, to which reference is hereb made for a more complete description.

Being the same property conveeyd to Dee L. Patton, Unmarried by Deed from Ronald W. Earls, Unmarried of record in Book 8053, page 141, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1427 Lewis Road, Madison, Tennessee 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 my/our hand(s) this 20th day of November, 2000.

Dee L. Patton

Dee L. Patton, Unmarried

Davidson County DEEDWARR
Recvd: 12/01/00 08:46 2pgs
Fees:11.00 Taxes:384.80
20001201-0117811

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me George R. Woods Sr., a Notary Public in and for said County and State, the within named Dee L. Patton, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 20th day of November, 2000.

My Commission Expires: 10/9/2002

GEORGE R. WOODS SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

George R. Woods Sr.
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 20th day of November, 2000.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075