Davidson County DEEDWARR
Recvd: 09/23/02 14:28 2pgs
Fees:13.00 Taxes:296.00

20020923-0115818

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN02920

WARRANTY DEED

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE Rutherford County, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2002

Notary Public

MY COMMISSION EXPIRES: 12-20-03

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL STRIPLIN 149 EAGAN DRIVE MADISON TN 37115	OPTION ONE MORTGAGE 1600 PARKWOOD CIRCLE SE STE 615 ATLANTA GA 30339	43-12-34

FOR AND IN 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,

VICKIE HOLT BIGGS F/K/A VICKIE HOLT STRATTON, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL STRIPLIN AND WIFE, JUNE Y. STRIPLIN

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:

SITUATED in Davidson County, Tennessee known as Map 43-12, Parcel 34, and being more particularly described as follows, to wit:

BEING Lots Nos. 30 and 31, Block "B" revised plan of Myatt -Eagan Subdivision of Lot No. 8 and W. Pt. of Lot No. 9, not of record of Anderson Estates, of record in Book 1130, page 37, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Vandiver Drive, the common corner of Lots Nos. 29 and 30; thence southerly along the westerly margin of Vandiver Drive 38.7 feet to a concrete marker at the intersection of Eagan Circle; thence along the westerly margin of Eagan Circle, around a curve 15 feet to the dividing line between Lots No. 30 and 31; thence continuing along the westerly margin of Eagan Circle and around a curve 17.43 feet to a marker, and continuing along the margin of Eagan Circle and around a curve 52.6 feet to the corner of Lots Nos. 31 and 32; thence westerly with the dividing line between Lots Nos. 31 and 32; 156.3 feet to a point in the rear line of Lot No. 25; thence along the rear lines of Lots Nos. 25, 26 and 27, and in a northerly direction, 100.78 feet to the corner of Lots Nos. 29 and 30; thence easterly with the dividing line between Lots Nos. 29 and 30, 178.4 feet to the point of beginning.

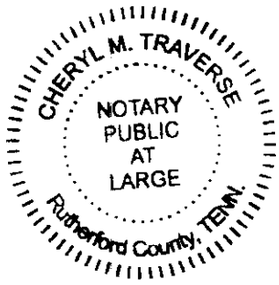
Being the same property conveyed to Vickie Holt Stratton, by Final Divorce Decree from Herbert Sandford Hall, Sr., dated August 5, 1992 and recorded August 19, 1992 in Book 8766, page 419, Register's Office for Davidson County, Tennessee. The said Vickie Holt Stratton is also known as Vickie Holt Biggs.

THIS IS INVESTMENT PROPERTY AND NOT THE RESIDENCE OF GRANTOR OR ANY SPOUSE.

Unimproved ( )
This is improved (X) property known as **149 EAGAN DRIVE MADISON, TN 37115**
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 hands this 18th day of September, 2002.

Vickie Holt Biggs
VICKIE HOLT BIGGS F/K/A VICKIE HOLT STRATTON



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICKIE HOLT BIGGS F/K/A VICKIE HOLT STRATTON the bargainors 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 Brentwood, Tennessee, this 18th day of September, 2002.

Commission Expires: 12-20-03 Cheryl M. Traverse
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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2002., before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2002..

My commission expires:_____ _____
Notary Public