Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $127,900.00

Sandra D. Wigtion

Affiant

Subscribed and sworn to before me, this 31st day of May, 2007.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra D. Wigtion	New Owner	148-16-0-03100
845 Irma Drive		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia E. Franklin, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra D. Wigtion, unmarried, hereinafter called the Grantees, their successors 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. 216 on the Plan of Debra Heights, Section II, of record in Book 3700, Page 39, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to J.B. Franklin and wife, Patricia E. Franklin, by deed from Hallmark Construction Company dated 4/29/68 of record in Book 4243, Page 312, Register's Office for Davison County, Tennessee. J.B. Franklin died on 08/12/05, leaving Patricia E. Franklin the surviving tenant by the entirety.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 845 Irma Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/04/07 15:51 2 pgs
Fees:13.00 Taxes:473.23
20070604-0066426

WITNESS my hand this 30th day of May, 2007.

Patricia E. Franklin

Patricia E. Franklin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia E. Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of May, 2007.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

MARK DELANEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.