THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY AT LAW

BOOK 4936 PAGE 541

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
59-11-166	Mr/Mrs James Farmer same as below	Kislak Mortgage Corporation 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 12D-88413	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 688 Rowan Drive	LOAN OR ACCOUNT NO. 11-004550-0 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated April 7, 1972, in the original principal sum of $17,400.00 payable to J. I. Kislak Mortgage Corporation of Florida, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Mattie K. Hill, to Alan L. Saturn, Trustee, as of record in Book 4591, page 17,

JAMES WILLIE BAUGH AND WIFE, MARY G. BAUGH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES FARMER AND WIFE, BRENDA FARMER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 490 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90.

Said Lot No. 490 fronts 91.09 feet on the west margin of Rowan Drive and extends back 113.6 feet on the north line and 121.4 feet on the south line, to a line on the rear which is a broken line, on which it measures 66.55 feet.

Being the same property conveyed to James Willie Baugh and wife, Mary G. Baugh, by deed from Mattie K. Hill, as of record in Book 4691 page 710.

This conveyance is made subject to restrictions in Book 4378, page 976.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1974 taxes which are a lien but not yet due and payable.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of July, 19 74

Mary G. Baugh

James Willie Baugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1836 PAGE 842

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Willie Baugh and wife, Mary G. Baugh the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 22nd day of July, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,714.20

James Farmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES WILLIE BAUGH AND WIFE

TO JAMES FARMER AND WIFE

C 6 4 0 8 1

IDENTIF. REFERENCE

JUL 23 11 16 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
14th Fl. 3rd Nat'l Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUL 23 '74 CONV 19,714.20
JUL 23 '74 S'TAX A* 51.22
JUL 23 '74 PR'FEE A* .50
JUL 23 '74 W'DEED A* 4.00 * 55.72

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

_____