WARRANTY DEED

BOOK 5064 PAGE 473

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,165.22

Leonard Earl Wilde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF SEPT. 19 76

E. H. [illegible]
Notary Public

MY COMMISSION EXPIRES: 6/23/77
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENN. LARGO

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys., 217 Shady Grove Rd., Nashville, Tn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Earl Wilde, et ux (NAME)	Baker Mortgage Corp. (NAME)	75-13
4224 Samoa Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 NE Expressway, Suite 200 (STREET ADDRESS)	35
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	

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, William R. Brannon and wife, Sharon J. Brannon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard Earl Wilde and wife, Elizabeth G. Wilde

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:

BEING Lot No. 266 on the plan of Hermitage Hills, Section 2 (Revised) of record in Book 2900, page 112, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William R. Brannon and wife, Sharon J. Brannon by deed from Wayman E. Baltimore and wife, Faye J. Baltimore of record in Book 4987, page 713, re-recorded in Book , page , Register's Office for said county.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4987, page 715, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 216 Bonnaridge Drive (House Number) (Street) Hermitage, Tn. (P. O. Address) (City or Town) 37076 (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 16th day of August, 19 76

William R. Brannon

Sharon J. Brannon

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~XXXXXXX~~ Monroe

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named William R. Brannon and wife, Sharon J. Brannon

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 Woodyard, Ohio, this 16th day of August, 1976

NOTARIAL SEAL MONROE COUNTY, OHIO

MARY KING, Notary Public For Monroe County, Ohio
My Commission Expires April 7, 1976

Mary King, Notary Public.

My Commission Expires

STATE OF
County

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 { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 , 19

My commission expires Notary Public

D 65997

IDENTIF. REFERENCE RUSH

SEP 1 1 51 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP-1 76	CONV	30,165.22			
SEP-1 76 S TAX			B*	78.52	
SEP-1 76 PR FEE			B*	.50	
SEP-1 76	W DEED		B*	4.00	* 83.02

WARRANTY DEED

FROM
William R. Brannon, et ux

TO
Leonard Earl Wilde, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
U-LIFE TITLE INSURANCE
Company of New York