BOOK 6442 PAGE

Mail

WARRANTY DEED

FROM: Roosevelt Baugh and wife, Ruth D. Baugh

TO: James W. Parnell and wife, Judy S. Parnell

THIS INSTRUMENT PREPARED BY: JAMES W. PARNELL, Attorney Suite 200, 130 4th Ave., So. Franklin, TN 37064 (615) 794-1333

Address New Owner(s) as Follows: Send Tax Bills To: Map 50-14: Parcel 96

James W. Parnell
Suite 200
130 Fourth Ave. S.
Franklin, TN 37064

Same

Field Book No. 12D-30735

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $ 42,500.00

AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 1 day of Nov., 1984.

NOTARY PUBLIC

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Roosevelt Baugh and wife, Ruth D. Baugh, have bargained and sold, and by these presents do transfer and convey unto the said James W. Parnell and wife, Judy S. Parnell, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 406 on the plan of Parkwood Estates, Section Two, of record in Plan Book 3300, page 5, Register's Office for said County.

Said Lot No. 406 fronts 74.48 feet on the northerly margin of Spears Road and extends back 150.0 feet on the easterly line and 150.0 feet on the westerly line to a broken line in the rear, measuring 82.63 feet thereon.

Being the same property conveyed to Roosevelt Baugh and wife, Ruth D. Baugh of record in Deed Book 4899, page 695, Register's Office of Davidson County, Tennessee.

/05 120.00 CHECK

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Parnell and wife, Judy S. Parnell, their heirs, successors, and assigns, forever.

And Roosevelt Baugh and wife, Ruth D. Baugh, do covenant with the said James W. Parnell and wife, Judy S. Parnell, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

1) Subject to setback lines and other restrictions of record in Plat Book 3300, page 5; Book 3249, page 345, and Book 3309, page 615, Register's Office of Davidson County, Tennessee.

2) Said property is subject to the 1984 property taxes, which have been prorated and will be paid by the Grantee in full, when due.

3) Subject to a Deed of Trust dated March 25, 1975 in favor of Mortgage Associates, Inc. (now North Central Financial Corporation) securing a note in the present amount of $27,798.61, and recorded at Book 4899, page 697, Register's Office of Davidson County, Tennessee.

And Roosevelt Baugh and wife, Ruth D. Baugh, do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said James W. Parnell and wife, Judy S. Parnell, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of October, 1984.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 42,500
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6th DAY OF December 19 84.
B. Edwards
Deputy Register

Roosevelt Baugh
ROOSEVELT BAUGH

Ruth D. Baugh
RUTH D. BAUGH

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Susan B. Mott, a Notary Public of the State and County aforesaid, personally appeared Roosevelt Baugh, with

whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes herein contained.

Witness my hand and seal at office in Franklin, Tennessee, this the 29th day of October, 1984.

NOTARY PUBLIC

My Commission Expires: 7/21/85

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Susan B. Mott, a Notary Public of the State and County aforesaid, personally appeared Ruth D. Baugh, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes herein contained.

Witness my hand and seal at office in Franklin, Tennessee, this the 29th day of October, 1984.

NOTARY PUBLIC

My Commission Expires: 7/21/85

I.G. 8.27.6.

IDENTIF. REFERENCE

Dec 6 2 22 PM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42500.00- CAMT.	
			110.50 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	120.00-
			3075A12/06/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

168276

IDENTIF. REFERENCE

Dec 6 2 22 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90959