MAP 3 PARCEL
83-
1.01

This Instrument Prepared by

SAFECO TITLE INSURANCE CO.
P.O. BOX 724386
ATLANTA, GEORGIA 30339

CBRMS#. IW-105

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, A. D., 19 85, between

TIMOTHY G. HARRIS and wife, SANDRA A. SIMMONS HARRIS

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JESSE MARKS AND MARY BAUGH, Davidson **County, Tennessee, First Parties, and**

Davidson **County, Tennessee, Second Parties,**

WITNESSETH: that said First Parties, for and in consideration of the sum of TEN & NO/100 and other good and valuable considerations---------- **Dollars** ($ --10.00---) to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

TIMOTHY G. HARRIS AND WIFE, SANDRA A. SIMMONS HARRIS

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit: Situated in District No. 16 of Davidson, County, Tennessee:

Land in the 16th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Re-subdivision of Lots Nos 5, 6, 7, and 8, CARUTHERS SUBDIVISION, as of record in Book 161, Page 163, Register's Office for said County, described according to a copy of a survey dated February 27, 1962, by Ernest Medlin, as follows:

BEGINNING at a point in the easterly margin of Eastland Avenue, the Northwest corner of the subject tract and the southwest corner of a tract conveyed to Thurman Spiva, by deed from C.H. Greer and wife, of record in Book 2795, Page 225, said Register's Office; thence with Spiva's South line, South 78° 29' East 180 feet to a point in the West line of the property conveyed to James R. Knowles and wife, et al, of record in Book 3347, Page 552, said Register's Office; thence with Knowles line, South 20° 18' West 75 feet to Knowles' Southwest corner; thence North 78° 29' West 180.00 feet to a point in the easterly margin of Eastland Avenue; thence with said margin of said Avenue, northeasterly 75 feet to the point of beginning.

Together with an easement for sewer purposes as granted to Charles and Donna Hicks by Thurman Spiva by instrument of record in Book 4925, page 655, said Register's Office.

Subject to easements, limitations or restrictions of record, if any.

BEING the same property conveyed to Timothy G. Harris and wife, Sandra A. Simmons Harris, by deed from Charles H. Hicks and wife, Donna Reed Knowles Hicks, of record in Book 6020, page 44, Register's Office for Davidson County, Tennessee.

Subject to a deed of trust to The Lomas & Nettleton Company of record in Book 6020, page 47, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to The Lomas & Nettleton Company of record in Book 6020, page 47, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

04/08 186.94- CHECK

Person or Agency Responsible
For Payment of Taxes

Name The Lomas & Nettleton Company

Address P. O. Box 62923
Virginia Beach, VA 23462

NEW OWNER:
Jesse Marks and Mary Baugh
2706 Eastland Avenue
Nashville, TN 37206

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

19 49 3.7 IDENTIF. REFERENCE APR 8 | 41 AM '85 REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

.....(L. S.) Timothy G. Harris (L. S.)
TIMOTHY G. HARRIS

.....(L. S.) Sandra A Simmons Harris (L. S.)
SANDRA A. SIMMONS HARRIS

STATE OF ~~TENNESSEE~~ Georgia
County of Cobb } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State TIMOTHY G. HARRIS and wife, SANDRA A. SIMMONS HARRIS

, the within named 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 office this 19th day of March 1985

Fran W. Hollingsworth
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Apr. 18, 1987

My Commission expires

~~STATE OF _____~~
~~COUNTY OF _____~~ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State

, the within named 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 office, in Gwinnett County, this 19 day of March 19 85

Fran W. Hollingsworth
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Apr. 18, 1987

My Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,438.50.

Affiant

Subscribed and sworn to before me this 4th day of April, 1985.

Notary Public

My Commission Expires: 3-8-89

~~I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 69,438.50. Affiant~~

~~Subscribed and sworn to before me this 19th day of March 19 85~~

~~Notary Public Fran W. Hollingsworth~~

Notary Public, Georgia, State at Large
My Commission Expires Apr. 18, 1987

Balance: $58,[illegible]

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

69438.50- CAMT.
180.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 186.94-
6000A04/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 9 3 7

IDENTIF. REFERENCE

APR 8 1 41 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122995