FILE BOX "7"

FORM NO. WD-1

BOOK 6548 PAGE 306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,983.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 1985

Notary Public

MY COMMISSION EXPIRES: 10/2/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCISCO M. BAYLON et ux (NAME)	MORTGAGE CORPORATION OF THE SOUTH (NAME)	52-7-23
612 Larkin Springs Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	11D 43095
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (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, W. H. MARSHALL, et ux, CAROLYN M. MARSHALL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCISCO M. BAYLON, et ux, PURITA A. BAYLON,

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. 29, Block A on the Map of HOME ACRES, as Revised, said plan being unrecorded, and said lot is described as follows:
BEGINNING at a point in the westerly margin of Larkin Springs Road at the corner of Lots NO. 29 and 30; thence with the line between said lots, westerly 330.7 feet to a point; thence northerly 100 feet to a corner of Lot NO. 28; thence with the line between Lots No. 28 and 29, easterly 334 feet to a point in the westerly margin of Larkin Springs Road; thence with the margin of the same, southerly 100 feet to the point of beginning.

Being the same property conveyed to Grantors by deed of record in Book 4794, page 374, said Registers Office.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to THIRD NATIONAL MORTGAGE COMPANY, of record in Book 6994, page 335, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan having since been assigned to MORTGAGE CORPORATION OF THE SOUTH.

This is (unimproved ( ) improved (X) property, known as 612 Larkin Springs Road, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (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 26th day of April, 1985

W. H. MARSHALL

CAROLYN M. MARSHALL

4243

STATE OF TENNESSEE
Davidson County

BOOK 5548 PAGE 307

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named W. H. MARSHALL et ux CAROLYN M. MARSHALL,

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 26th day of APRIL, 19 85

Commission expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM

W. H. MARSHALL et ux

CAROLYN M. MARSHALL

TO

FRANCISCO M. BAYLON et ux

PREPARED BY:

SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

IDENTIF. REFERENCE

MAY 3 | 45 PM '85

REGISTER
DAVIDSON COUNTY, TN

J-0167

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6548 PAGE 308

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

69583.61- CAPT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
4243A05/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0167 3

IDENTIF. REFERENCE

MAY 3 1 45 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 131022