File Box #4
L/N 14415
86-8

BOOK 6952 PAGE 518

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 1986.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, One Church St. Bldg., Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Baker (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP# 108-8
740 Sandburg Place (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL# 274
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FB# 3D-91056

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, Eugene T. Collins and Patricia Collins, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Baker, Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Reelfoot Subdivision, Section III of record in Book 6250, Pages 167 & 168 Register's Office for Davidson County.

Said Lot No. 48 fronts 81.39 feet on the northwesterly margin of Sandburg Place and extends back 338.99 feet on the northeasterly line and 396.75 feet on the southwesterly line to a dead line in the rear measuring 122.57 feet thereon.

Being the same property conveyed to Eugene T. Collins, by Deed from Reelfoot Development Corporation, of record in Book 6563, Page 181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6160, Page 278; Book 6177, Page 105, and Book 6612, Page 610, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Patricia Collins, wife of the above named Eugene T. Collins, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is ( ) unimproved (XX) improved property, known as 740 Sandburg Place, Nashville, Tennessee 37214
(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 their hands this 12th day of August, 1986

Eugene T. Collins

Patricia Collins
PATRICIA COLLINS

STATE OF TENNESSEE
Davidson County

BOOK 6952 PAGE 519

Personally appeared before me, ~~Peter Weiss~~, a Notary Public in and for said County and State, the within named ~~Eugene T. Collins~~ and wife, Patricia Collins

the bargainor___, 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 Nashville, Tennessee, this 12th day of August, 19 86.

Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Notary Public

Commission Expires _____

WARRANTY DEED

FROM: Eugene T. Collins

TO: Jerry Baker, Unmarried

IDENTIFICATION REFERENCE

32868

Aug 18 2 50 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6952 PAGE 520

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
			94500.00- CONT.	
			264.60 STATE	
			.50	
			6.00	
				871.10-
			1467A08/10/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3286 8

IDENTIFICATION REFERENCE

Aug 18 2 50 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 284526