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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,342.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 19 86.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
William R. Fisher et ux (NAME)	First Wachovia Mortgage Company (NAME)	2D-44100
3402 Shakerville Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	Map: 150-3
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Winston-Salem, N. C. 27102 (CITY) (STATE) (ZIP)	Par: #153

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, Tina S. Bunn (now Baggett) and husband, Jeffrey D. Baggett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Fisher and wife, Judith S. Fisher

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. 52A on the Plan of Chelsea of Priest Lake, Section 1-B, Zone Lot Division of Lots 48 - 52, of record in Book 6250, Page 263, Register's Office for Davidson County, Tennessee.

SAID Lot No. 52A fronts 58.05 feet on the westerly margin of Shakerville Court and extends back 91.88 feet on the northerly line and 83.77 feet on the southerly line to a dead line in the rear measuring 78.62 feet thereon.

BEING the same property conveyed to Tina S. Bunn, unmarried, by deed from Philhall Corporation, of record in Book 6533, Page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6533, Page 731, said Register's Office, payable according to the terms and conditions therein.

Jeffrey D. Baggett, husband of the said Tina S. Bunn Baggett, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future have in subject property, especially his marital rights.

This is unimproved ( ) improved (XX) property, known as 3402 Shakerville Court (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 ti, 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 plurai, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of September, 1986

Tina S. Bunn Baggett

X Jeffrey D. Baggett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina S. Bunn Baggett and husband, Jeffrey D. Baggett

or proved to me upon the basis of satisfactory evidence 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 11th day of September 1986.

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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

41705

IDENTIFICATION REFERENCE

SEP 12 3 20 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Tina S. Bunn Baggett et vir

TO

William R. Fisher et ux

Judith S. Fisher

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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
			57342.53 CAMT.	
			160.44 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	166.94
			1563A09/12/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 7-0 5

IDENTIFICATION REFERENCE

SEP 12 3 20 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 294390