FROM:

TO:

This Instrument Prepared By:
THOMAS N. JONES, Attorney
339 Main St., Suite 100
Franklin, Tennessee 37064

Address New Owners:
Nicky R. Baggett et ux
219 Melmack Drive
Nashville, Tn 37211

Send Tax Bills To:
Homeland Mtg. Co.
BNA Corporate Center Bldg 200
Suite 224
Nashville, Tn. 37217

Map/Parcel Number:
Map 148-6-62

Mortgagee: HOMELAND MORTGAGE

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WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, WE, **WILLIAM O. SMITH AND WIFE, NANCY E. SMITH**, have this day bargained and sold and do hereby transfer and convey unto **NICKEY R. BAGGETT AND WIFE, PHYLLIS H. BAGGETT**, their heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, TN, and more particularly described as follows:

> A certain tract or parcel of land lying and being located in Davidson County, Tennessee, being more particularly described as follows:
>
> Being Lot No. 56 on the Plan of Murray Heights, as of record in Book 2663, page 37, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to William O. Smith and wife, Nancy E. Smith by deed from Robert L. Whittemore and wife, Peggy A. Taylor of record in Book 5053, page 341, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND WE 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 that it is unencumbered, except as follows:

1. Any property taxes owing on the said property are a lien until paid.
2. Restrictive covenants contained in instrument of record in Book 2706, page 329, said Register's Office.
3. The Plan of record in Book 2663, page 37, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Melmack Drive and a 10-foot easement for public utility purposes along the rear line of said lot.
4. Applicable building and zoning regulations.
5. Such state of facts as an accurate survey would disclose.
6. All existing highway, roadways, and utility easements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 12th day of December, 1986.

William O. Smith
WILLIAM O. SMITH

Nancy E Smith
NANCY E. SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William O. Smith and wife, Nancy E. Smith, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 12th day of December, 1986.

Leighanne Saulsbury
Notary Public

My Commission Expires: 9/26/90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 52000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X
Affiant

Sworn to and subscribed before me this 12th day of December, 1986.

Leighanne Saulsbury
Notary Public

My Commission Expires: 9/26/90

76505

IDENTIFICATION REFERENCE

Dec 29 10 27 AM '86

FELIX Z. WILSON JR. 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

520 • 00 CAPT.
145.60 CSTAX
.50 PRFE.
6.00 MOE 2
CHECK 152.10-2
14:12/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76505

IDENTIFICATION REFERENCE

Dec 29 10 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26841