BOOK 7098 PAGE 697 FILED BOX 3 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,700.00

X Patricia Lee Baugus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 11, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Lee Baugus (NAME)	Nationwide Lending Group, Inc. (NAME)	108-3
1029 Patio Drive (STREET ADDRESS OR ROUTE NUMBER)	1125 Troup Street (STREET ADDRESS)	136
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Augusta, Georgia 30904 (CITY) (STATE) (ZIP)	3D-91388

FOR AND 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, Nouri Latif and wife, Bahija Latif

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Lee Baugus, 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.

Being Lot No. 132-A, Zone Lot Division, Section Six, Patio Villa of record in Plat Book 6250, page 570 & 571 amending Plat book 6250, page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Nouri Latif by deed from Harold Reeves, Trustee of record in Book 6737, page 540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

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

This conveyance is subject to Restrictive Covenants of record in Book 6555, page 576 and Plat Book 6250, page 570 & 571 Register's Office for said County.

Bahija Latif, wife of the within named Nouri Latif, joins in this conveyance for the sole purpose of conveying any and all right and title she may have in subject property, especially her marital rights.

This is unimproved ( ) improved (XX) property, known as 1029 Patio Drive, 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 my hand this 31st day of December, 19 86

Nouri Latif

Bahija Latif by Nouri Latif Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nouri Latif

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 86

Commission expires My Commission Expires Sept. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

8 0 8 5 7

IDENTIFICATION REFERENCE

JAN 7 9 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Nouri Latif

TO

Patricia Lee Baugus, unmarried

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of December, 1986, before me personally appeared Nouri Latif, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bahija Latif and who acknowledged that he executed the same as the free act and deed of the said Bahija Latif by virtue of that Power of Attorney, duly executed by the said Bahija Latif and appearing of record in Book 7098, page 695, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of December, 1986.

My Commission Expires:

My Commission Expires Sept. 11, 1990

NOTARY PUBLIC

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7098 PAGE 699

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

737[illegible] CANT.
206.36 CSTAX
.50 [illegible]
6.00 WDE D
CHECK 212.86-[illegible]
[illegible] BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80857.

IDENTIFICATION REFERENCE

JAN 7 9 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31579