Feb 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Clifford L. Baxter, ETUX (NAME)	First Union Mortgage Corp. (NAME)	Map 43-6
517 Roosevelt Avenue (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road (STREET ADDRESS)	Parcel 195
Madison, Tn. 37115 (CITY) (STATE) (ZIP CODE)	Raleigh , N. C. 27609 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7262 PAGE 91

For and in consideration of the sum of TEN AND NO/100----------($10.00)---------- DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of whichis hereby acknowledged,

I, Janice A. Tune

have bargained and sold, and by these presents do transfer and convey unto the said

Clifford L. Baxter and wife, Demetra D. Baxter

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Madison Park, Section III, as of record in Book 3500, page 104, Register's Office for said County.

Said Lot fronts 70 feet on the northerly side of Roosevelt Avenue, and runs back 131.6 feet on the easterly line and 145.4 feet on the westerly line, to a dead line in the rear on which it measures 84 feet.

BEING the same property conveyed to Janice A. Tune by Quitclaim deed from Johnny R. Tune of record in Book 5613, Page 439, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JUN 9 8 17 AM '87
IDENTIFICATION REFERENCE
3.4.1.27.

unimproved ( )
This is improved ( ) property, known as 517 Roosevelt Avenue
(House Number) (Street)

Madison, Tn. 37115
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 29th day of May, 19 87.

Janice A. Tune
JANICE A. TUNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7262 PAGE 92

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANICE A. TUNE

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tn., this 29th day of May, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Ledbetter

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 68,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me this 29th day of May, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Ledbetter

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

TO

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7262 PAGE 93

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
			68900.00- CAMT.	
			192.92 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 199.42-	
			6626A06/10/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.4.1.2 7.

IDENTIFICATION REFERENCE

JUN 9 8 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90973