File #6951

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7585 PAGE 222

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM L. BAGGETT, JR.	BILTMORE MORTGAGE COMPANY	MAP 103-12
(NAME)	(NAME)	
113 Mockingbird Road	P.O. Box 20127	PARCEL 234
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Raleigh, North Carolina 27619	FBN 26W356Ø
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MACRAE FORT LINTON and wife, KELLY AKERS LINTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM L. BAGGETT, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 Block "B" on the Plan of Cherokee Park, as of record in Plat Book 547, pages 169 and 170, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to MacRae Fort Linton and wife, Kelly Akers Linton by deed from William* Hutchison and wife, Laura P. Hutchison of record in Book 6592, page 769, said MacRae Fort Linton and wife, Kelly Akers Linton having quitclaimed said property to Leontine Fort Linton, Cornelia Fort Linton and MacRae Fort Linton in Book 6628, page 256, Leontine Fort Linton and Cornelia Fort Linton having quitclaimed their interest to MacRae Fort Linton in Book 6628, page 259, said MacRae Fort Linton having quitclaimed said property to MacRae Fort Linton and wife, Kelly Akers Linton in Book 6628, page 261, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 547, pages 169 and 170, said Register's Office.

*B.

44474

IDENTIFICATION REFERENCE

JUN 28 1 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0628 06/28 0101 03CHECK 481.10

This is improved (XX) unimproved ( ) property, known as 113 Mockingbird Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of June, 1988

MACRAE FORT LINTON

KELLY AKERS LINTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7585 PAGE 223

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACRAE FORT LINTON and wife, KELLY AKERS LINTON

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

Witness my hand at office, this 24th day of June, 19 88.

My commission expires 3-11-1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

William L. Baggett, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 19 88

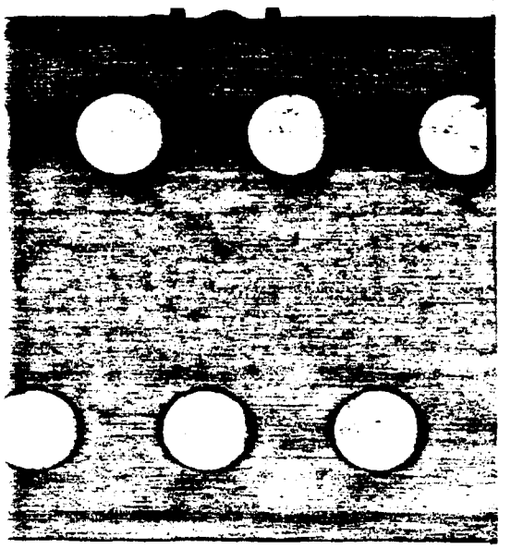
MY COMMISSION EXPIRES: 3-11-1991 (AFFIX SEAL) Notary Public

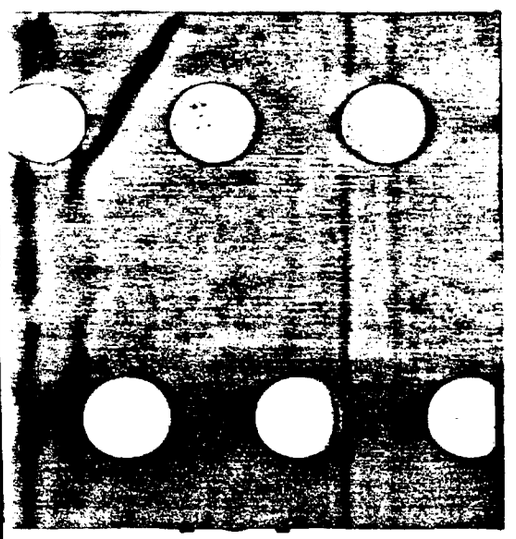
WARRANTY DEED

FROM
MACRAE FORT LINTON and wife,
KELLY AKERS LINTON

TO
WILLIAM L. BAGGETT, JR.,
unmarried

PLEASE RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7585 PAGE 224

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				169500.00
				CON TX 474.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 481.10
				CHECK 481.10
06/28/88		01		13:02 0001 0628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44474

IDENTIFICATION REFERENCE

JUN 28 1 01 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 107394