STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 85,500.

James F Baggett
Affiant

Subscribed and Sworn to before me on this the 6 day of March, 1989.

Notary Public

My Commission Expires: 3/8/92

THIS INSTRUMENT WAS PREPARED BY
J. Greg Hardeman, One Burton Hills Blvd., Suite 220, Nashville, TN 37215

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel #**
James E. Mayo and wife, Patricia J. Mayo 621 Baton Rouge Court Hermitage, TN 37076	Colonial Mortgage One Commerce St. P. O. Box 250C Montgomery, Alabama 36142-0001	Map 075-11 Parcel 035

WARRANTY DEED

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, **JAMES F. BAGGETT and wife, TINA J. BAGGETT,** HEREINAFTER CALLED THE **GRANTORS,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JAMES E. MAYO, and wife, PATRICIA J. MAYO,** HEREINAFTER CALLED THE **GRANTEES,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

> BEING Lot No. 453 on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James F. Baggett, and wife, Tina J. Baggett, by deed from John L. Scott, and wife, Francine D. Scott, of record in Book 7101, Page 862, Register's Office for Davidson County, Tennessee.

Grantees herein assume the Deed of Trust executed by James F. Baggett and wife, Tina J. Baggett to Charles W. Wall, Trustee, dated January 6, 1987 and recorded in Book 7101, Page 865, Register's Office for Davidson County, Tennessee.

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 successors 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land to the said **GRANTEES,** their successors and assigns, against the lawful claim 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 our hands this the 6 day of March, 1989.

James F. Baggett

JAMES F. BAGGETT

Tina J. Baggett

TINA J. BAGGETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES F. BAGGETT and wife, TINA J. BAGGETT,** with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6 day of March, 1989.

NOTARY PUBLIC

My Commission Expires:
3/8/89

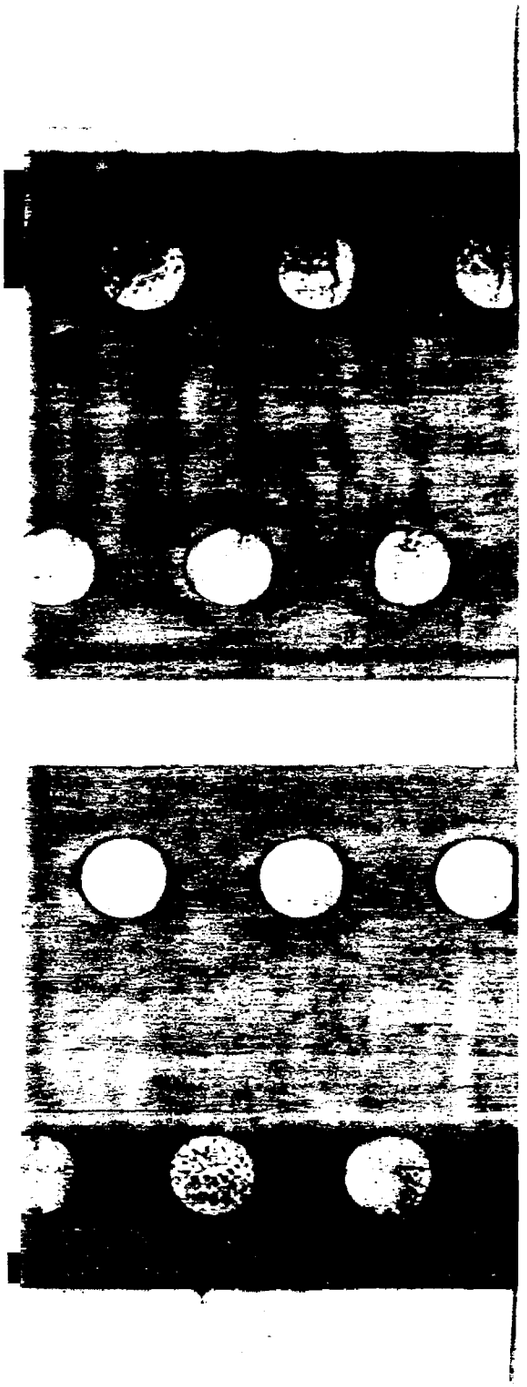
14986

IDENTIFICATION

Mar 9 9 44 AM '89

FILED & WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

3992 03/09 0101 03CHECK 291.65



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7789 PAGE 181

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 85500.00
CON TX 282.15
PRFEE 0.50
WDEED 9.00
TOTAL 291.65
CHECK 291.65

03/09/89 01 09:46 0001 3992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14986

IDENTIFICATION REFERENCE

Mar 9 9 44 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 188546