| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Larry V.P. Hoard et ux. | Sovran Mortgage Corp. | Map and Parcel |
| 649 Atlanta Drive | ATTN: Tax Department | 75-08-88 |
| Hermitage, TN 37076 | P.O. Box 26388 | |
| | Richmond, VA 23260-6388 | |

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2525 Lebanon Road, Nashville, Tennessee 37214

Mail

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronald T. Baker and wife, Ginger L. Baker,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Larry V.P. Hoard and wife, Patricia S. Hoard,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 387 on the Plan of Tulip Grove, Section 6, which is of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ronald T. Baker and wife, Ginger L. Baker, by deed from Larry L. Johnson and wife, Sonja B. Johnson, of record in Book 7021, Page 948, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 649 Atlanta Drive, Hermitage, Tennessee 37076.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 7021, Page 951, said Register's office.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 4460, Page 19, said Register's Office and all matters therein; (2) Property Tax lien for the current year, the payment of such taxes having assumed by the Grantees; (3) Restrictive Covenants of record in Book 4511, Page 994, said Register's Office; (4) Deed of Trust of record in Book 7021, Page 951, said Register's Office; (5) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $74,711.58.

Larry Hoard
Affiant

Subscribed and sworn to before me this 22nd day of July, 1989.

Cindy S. Smith
Notary Public
My Commission Expires 11/2/92

5189 6

FILED FOR REFERENCE
Jul 25 9 47 AM '89
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular 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 caused this Deed to be executed this 22nd day of July, 1989.

Ronald T. Baker

Ginger L. Baker

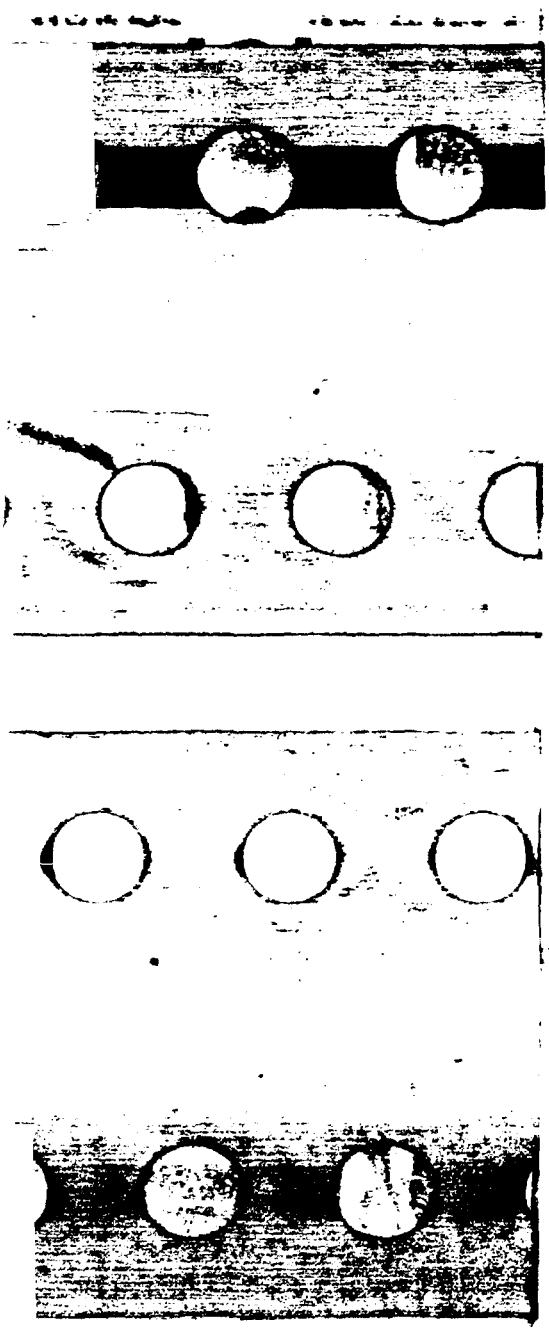
8494 07/25 0101 03CHECK 253-51

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Ronald T. Baker and wife, Ginger L. Baker, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1989.

Notary Public
My Commission Expires: 11/2/90



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7896 PAGE 521

| | | |
|---|---|---|
| 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 74711.58
CON TX 246.51
PRFEE 1.00
WDEED 6.00
TOTAL 253.51
CHECK 253.51

07/25/89 01 09:47 0001 8494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.18.96

IDENTIFICATION REFERENCE

Jul 25 9 47 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 232125