BOOK 8045 PAGE 296

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 52,862.36

Subscribed and sworn to before me, this the 26th day of January 19 90

My commission expires: 1/25/93 (Affix Seal)

X Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
**TENNESSEE TITLE & TRUST, INC.**
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Allen Lee | Sovran Mortgage Corp. |
| 145 Cedarwood Court | 201 E. Cary Street |
| Madison, Tennessee 37115 | Richmond, Virginia 23219 |
| CITY STATE ZIP (STREET ADDRESS) | CITY STATE ZIP (STREET ADDRESS) |
| MAP & PARCEL NO | |

MORTGAGED 400 M ST

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Judy L. Strunk Baker

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Allen Lee, married

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 145 on the Plan of Cedarwood Courtyard Homes, Phase Two, of record in Plat Book 5200, page 60, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which Plan reference is made for a more complete and accurate description.

Being the same property conveyed to ~~the Grantors~~ Judy L. Strunk by deed recorded in Book 7123 at page 655, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Sovran Mortgage Corporation, which the Grantee(s) herein agree to assume and pay.

The said Judy L. Strunk having since married, now being Judy L. Baker.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTEES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

2709 02/14 0101 03CHECK 181.57

THIS IS _____ IMPROVED PROPERTY KNOWN AS 145 Cedarwood Court, Madison, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 26th day of January 19 90

Judy L. Strunk

Judy L. Strunk

Judy L. Strunk Baker

Judy L. Strunk Baker

State of Tennessee
County of Sumner

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On this 26th day of January, 19 90, before me personally appeared Judy L. Strunk Baker to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

1/25/93

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

# WARRANTY DEED

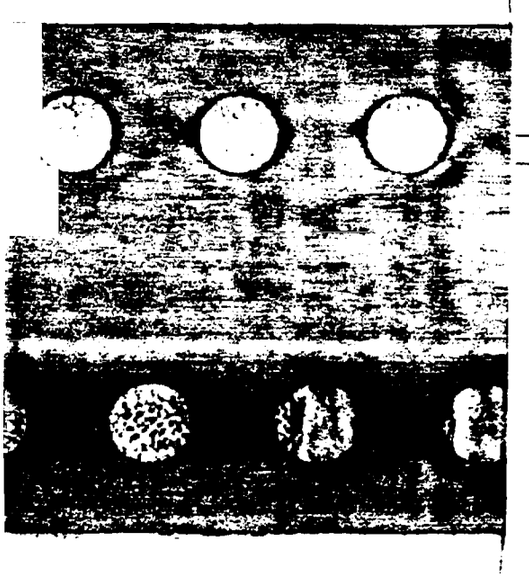
037332

IDENTIF. REFERENCE

FEB 14 8 55 AM '90

TENNESSEE TITLE & TRUST, Inc.





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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 52862.36 |
| | | | | CON TX 174.57 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 181.57 |
| | | | | CHECK 181.57 |
| | | | 02/14/90 01 | 08:53 0001 2709 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

037 32

IDENTIF. REFERENCE

FEB 14 8 55 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 292708