STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 42,980.00

Subscribed and sworn to before me, this the 30th day of

March, 19 90

Affiant Betty J. Bell

My Commission expires: February 2, 1993

Notary Public Kenneth C. Kant

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

SUPERIOR TITLE & ESCROW SERVICES, INC.

1198 West Main Street, Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Betty J. Bell | Bailey Mortgage Company |
| 119 Bakertown Road (STREET ADDRESS) | 200 South Lamar Street (STREET ADDRESS) |
| Antioch, TN 37013 (CITY / STATE / ZIP) | Jackson, Mississippi 39201 (CITY / STATE / ZIP) |

MAP & PARCEL NO: 148-07-0 185.00

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, Harold D. Baker and Verla Jean Baker, husband and wife,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Betty J. Bell, unmarried

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 PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 26A on the plan of Zone Lot Division of Lot 18 & 21 thru 30 Section Four, Bakertown Gardens as of record in Book 6250 at Page 747, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Harold D. Baker and wife, Verla Jean Baker by deed of record in Book 6836 at page 94, as re-recorded correcting legal description in Book 7761 at page 291, both in said Register's Office.

This conveyance is made subject to taxes for the year 1990 and subsequent years, any and all easements, restrictions and conditions of record.

16544

IDENTIF. REFERENCE

Mar 5 9 55 AM '90

ELLIA J. WILSON JR. REG. DAVIDSON COUNTY TN.

8389 04/05 0101 03CHECK 148.90

THIS IS _____ IMPROVED PROPERTY KNOWN AS 119 Bakertown Road, Antioch, TN 37013

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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 30th day of March, 19 90

Harold D. Baker

Verla Jean Baker

State of Tennessee
County of Davidson

On this 30th day of March, 19 90, before me personally appeared Harold D. Baker and Verla Jean Baker, husband and wife, 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

February 2, 1993

Notary Public
Kenneth C. Kant

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:

_____

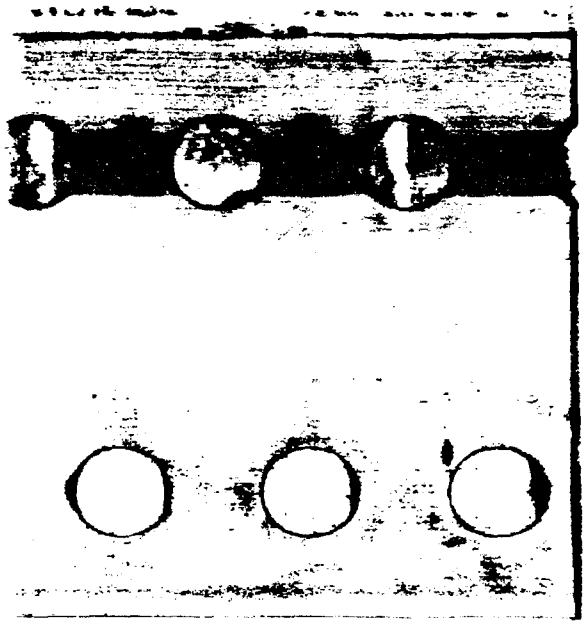
Notary Public

File #: 90-0344

# WARRANTY DEED

SUPERIOR TITLE
&
Escrow Services, Inc.

1198 WEST MAIN STREET
HENDERSONVILLE, TN 37075
(615) 822-9232



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

RECEIVED OF _____

FOR _____

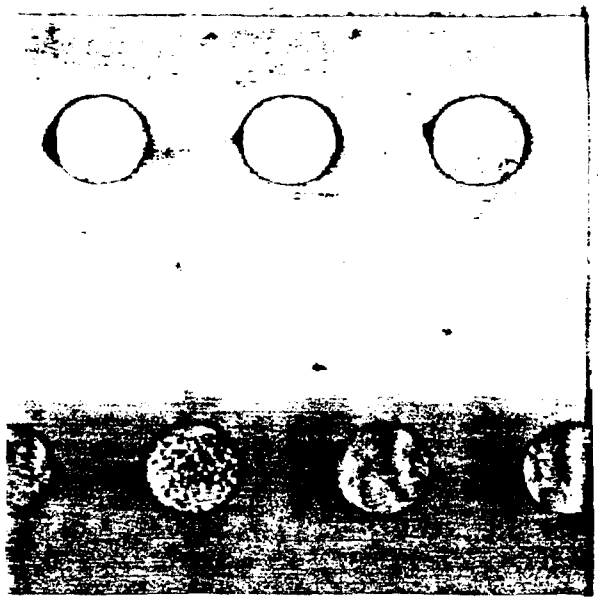
BOOK 8081 PAGE 877

| | | |
|---|---|---|
| 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 | 42980.00 |
| CON TX | 141.90 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 148.90 |
| CHECK | 148.90 |

04/05/90 01 09:53 0001 B389



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 6544

IDENTIF. REFERENCE

Jn 5 9 55 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 307539