BOOK 8177 PAGE 692

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,644.69
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 90
Notary Public
MY COMMISSION EXPIRES January 23, 1994
(AFFIX SEAL)

Bay #33

THIS INSTRUMENT WAS PREPARED BY
Cannon and Lackey, Attorneys, 344 Fourth Avenue North, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Barnett	Carteret Savings Bank FA	MAP 083-00-0
(NAME)	(NAME)	
2706 Eastland Avenue	P. O. Box 419	PARCEL 001.01
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Clearwater, Florida 34617-0419	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jesse Marks and Mary Baugh, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Barnett, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 7 on the Re-Subdivision of Lots Nos. 5, 6, 7, and 8, Caruthers Subdivision, as of record in Book 161, page 163, Register's Office, Davidson County, Tennessee, described according to a copy of a survey dated February 27, 1962, by Ernest Medlin, as follows:

BEGINNING at a point in the easterly margin of Eastland Avenue, the Northwest corner of the subject tract and the southwest corner of a tract conveyed to Thurman Spiva, by deed from C. H. Greer and wife, of recod in Book 2795, page 225, said Register's Office; thence with Spiva's South line, South 78 degrees 29 minutes East 180 feet to a point in the West line of the property conveyed to James R. Knowles and wife, et al, of record in Book 3347, page 552, said Register's Office; thence with Knowles line, South 20 degrees 18 minutes West 75 feet to Knowles' Southwest corner; thence North 78 degrees 29 minutes West 180.00 feet to a point in the easterly margin of Eastland Avenue; thence with said margin of said Avenue northeasterly 75 feet to the point of beginning. Together with an easement for sewer purposes as granted to Charles and Donna Hicks by Thurman Spiva by instrument of record in Book 4925, page 655, said Register's Office.

Being the same property conveyed to Jesse Marks and Mary Baugh, by deed from Timothy G. Harris and wife, Sandra A. Simmons Harris, of record in Book 6528, page 673, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of

unimproved ( )
This is improved (X) property, known as 2706 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 8th day of August 19 90

Jesse Marks

Mary Baugh

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Marks and Mary Baugh

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of August 19 90

Commission expires January 23, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED 1229 08/17 0101 03CHECK 223.48

FROM
Jesse Marks and Mary Baugh

TO
James Barnett

50530

AUG 17 3 28 PM '90

RETURN TO:

Cannon and Lackey, Attorneys
344 Fourth Avenue North
Nashville, TN 37219

LEGAL DESCRIPTION CONTINUATION

this property is the agreement of the grantee herein to assume the unpaid balance of a note secured by a first mortgage deed of trust to the Lomas & Nettleton Company, of record in Book 6020, page 47, said Register's Office, and that the escrow account is hereby transferred to the grantee herein. Said Deed of Trust has since been assigned to Careret Savings Bank, F.A. of record in Book 7685, page 27, said Register's Office.

]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 65644.69
				CON TX 216.48
				PRFEE 1.00
				WDEED 6.00
				TOTAL 223.48
				CHECK 223.48

08/17/90 01 15:31 0001 1229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50530

IDENTIFICATION

AUG 17 3 20 PM '90

No. 347651