STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,935.53

Janice Y. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 19 91

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Scott (NAME)	Lomas Mortgage USA (NAME)	080-12-0-076
3209 Briarwick Drive (ADDRESS)	P.O. Box 226407 (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Dallas, Texas 75222 (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, Donald R. Baker and wife, Audrey E. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice Scott, 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 Lot No. 104 on the Plan of Bordeaux Hills Addition as of record in Book 4460, page 9, 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 Donald R. Baker and wife, Audrey E. Baker, by deed from Kenneth Northern and wife, Darunee Northern, of record in Book 6989, page 950, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 23, 1986, and filed for record 9/25, 1986, in the office of the recorder of deeds of Davidson County, Tennessee in Book 6989, page 953, and note of even date thereby secured, in the original principal amount of $44,400.00 payable to The Lomas & Nettleton Company, which debt the grantee herein assumes the obligations of Donald R. Baker and wife Audrey E. Baker, under the terms of the instruments creating the loan to Indemnify the Veterans Administration to the extent of any claims payment arising from the guaranty or insurance of the indebtedness above mentioned.

unimproved ( )
This is improved (X) property, known as 3209 Briarwick Drive, Nashville, Tennessee 37218
(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 1st day of July, 19 91

Donald R. Baker

Audrey E. Baker

BOOK 8395 PAGE 662

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 Donald R. Baker and wife, Audrey E. Baker

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 1st day of July, 1991.

Commission expires November 10, 1991

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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

2 9 9 5 9

IDENTIFICATION REFERENCE

Jul 11 10 27 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Donald R. Baker and wife, Audrey E. Baker

TO

Janice Scott

RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

MGT 17/11 0101 03CHECK 184.23



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8395 PAGE 603

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 47935.53
CDN TX 177.23
PRFEE 1.00
WDEED 6.00
TOTAL 184.23
CASH 184.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/91 01 10:28 0001 0677

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

Jul 11 10 27 AM '91

IDENTIFICATION REFERENCE

2 9 9 5 9

No. 439707