FORM NO. WD-1

BOOK 8750 PAGE 17

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,274.44

Charles L. Warden, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 19 92

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher Attorney at Law, 2711 Murfreesboro Rd. #200, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles L. Warden, Jr. (NAME) | National Mortgage Company (NAME) | 149-04-0 |
| 410 Gregg Court (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | 266.00 |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38118 (CITY) (STATE) (ZIP) | |

FOR AND IN 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, James H. Baker and wife, Pam Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Charles L. Warden, Jr. and wife, Kimberly M. Warden and Dennis~~ Cheatham and wife, Gail R. ~~Cheatham~~

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. 4-B, on the Plan of Edge-O-Lake, Section 21, Zone Lot Division, Lot Nos. 1-7, as of record in Book 6200, Page 156, and as amended in Book 6237, Page 243, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James H. Baker by deed of record in Book 7947, Page 56, Register's Office for Davidson County, Tennessee.

Pam Baker joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First American National Bank of record in Book 7333, Page 836, said Register's Office with a present unpaid balance of approximately $48,274.44, which the Grantees herein hereby assume and agree to pay. The escro account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is unimproved (X) improved ( ) property, known as 410 Gregg Court (House Number) Nashville (City or Town) TN 37217 (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 11th day of September, 19 92

James H. Baker

Pam Baker

STATE OF TENNESSEE }
~~Davidson~~ County }
At Large

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Baker and wife, Pam 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 Antioch, Tennessee, this 11th day of September, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

James H. Baker and wife, Pam Baker

TO

Charles L. Warden, Jr. and wife, ~~Kimberly M. Warden and Dennis~~ Cheatham and wife, Gail R. ~~Cheatham~~

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

52421

IDENTIFICATION REFERENCE

OCT 6 1 40 PM '92

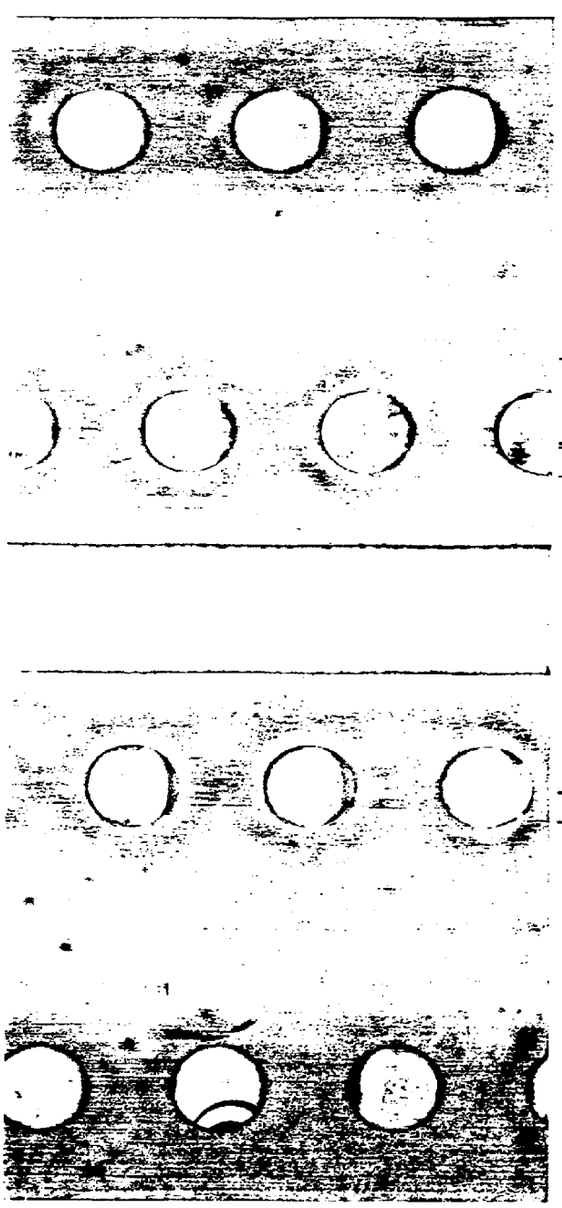
WILSON H. REGISTER
DAVIDSON COUNTY, TN

8021 10/06 0101 03CHECK 206.21

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____ BOOK 8750 PAGE 19

| | | |
|---|---|---|
| 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 53274.44 |
| | | | | CON TX 197.21 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 206.21 |
| | | | | CHECK 206.21 |
| 10/06/92 | 01 | | | 13:42 0001 8021 |

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

52421

IDENTIFICATION REFERENCE

OCT 6 1 40 PM '92

DAVIDSON COUNTY, TN

**No.** 577555