This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8998 PAGE 184

ADDRESS NEW OWNER:
Margie D. Harding and Larry R. Williams
3699 Tibbs Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Magnolia Federal
130 W. Front Street
Hattiesburg, MS 39403

MAP AND PARCEL:
MAP 133-6
PARCEL 259
6DA-56736

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas L. Baldassarre, Kenneth Baldassarre and wife, Lucille Baldassarre, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margie D. Harding and son, Larry R. Williams, both unmarried, as joint tenants with right of survivorship, 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:

> BEING Lot No. 1 on the Plan of North Natchez Park, being the Resubdivision of Reserve Parcel No. 258 of record in Book 4300, Page 129, Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl, dated December 23, 1986, as follows:
>
> BEGINNING at an iron pin in the westerly margin of Tibbs Drive; thence South 01°50'29"W, 159.87 feet to a concrete monument in the northeasterly margin of Natchez Court; thence with margin of said Court N56°19'45"W, 24.14 feet to a concrete monument; thence N26°25'31"W, 123.89 feet to a concrete monument; thence N10°52'30"W, 19.66 feet to an iron pin at the common rear corner of Lots 1 & 2; thence with the line between said lots N79°07'30"E, 85.61 feet to the point of beginning.
>
> Being the same property conveyed to Thomas L. Baldassarre, Kenneth Baldassarre and Lucille Baldassarre, by deed from David W. Frey and wife, Nanalene Frey of record in Book 7096, Page 774, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Magnolia Federal of record in Book 7096, Page 777, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s). THIS conveyance subject to such easements, setback lines of record in Plat Book 4300, Page 129; and restrictive covenants of record in said Register's Office.

Thomas L. Baldassarre executed this instrument on behalf of Kenneth Baldassarre and Lucille Baldassarre pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 3699 Tibbs Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Margie D. Harding and Larry R. Williams, unmarried, their heirs and assigns, forever; and we, Thomas L. Baldassarre, Kenneth Baldassarre, and Lucille Baldassarre, married 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of June, 1993.

Thomas L. Baldassarre
Thomas L. Baldassarre

Kenneth Baldassarre
Kenneth Baldassarre by Thomas L. Baldassarre
Attorney-in-Fact

Lucille Baldassarre
Lucille Baldassarre by Thomas L. Baldassarre
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas L. Baldassarre the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of June, 1993.

Gene W. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

3631 06/30 0101 03CHECK 260.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Thomas L. Baldassarre with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 29th day of June , 1993.

My commission expires: 3/22/97

Gene W. Floyd
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,953.18.

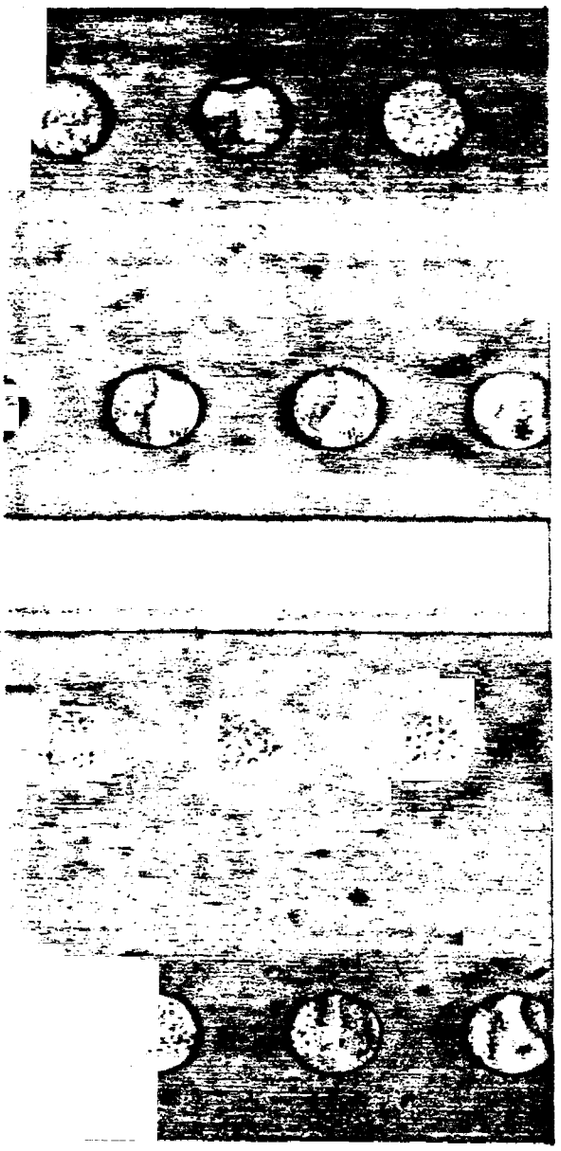
Larry L. Williams
AFFIANT

Subscribed and sworn to before me this 29th day of June, 1993.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

35895
IDENTIF. ↑ REFERENCE

93 JUN 30 AM 9:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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 67953.18
				CON TX 251.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 260.60
				CHECK 260.60
06/30/93	01			09:47 0001 3631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35895
IDENTIF. ↑ REFERENCE

93 JUN 30 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668815