FILE NO. 31410 FILE BOX "7"

FORM NO. WD-1

BOOK 9009 PAGE 251

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,150.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 1993

Notary Public

MY COMMISSION EXPIRES: 7/23/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS L. BALDASSARRE	SunTrust Mortgage, Inc.	119-14-103
(NAME)	(NAME)	
256 E. Morton Avenue	P. O. Box 100100	6DA 31720
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37211	Atlanta, Georgia 30348	
(CITY) (STATE) (P.O. ZIP)	(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, SAM R. BAGGETT and wife, TERESA A. BAGGETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS L. BALDASSARRE, 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. 5 of Block "A" on the Plan of Woodbine Courts, Part 1, as of record in Book 1130, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sam R. Baggett and wife, Teresa A. Baggett, by deed from Philip T. Welch, III and wife, Denise W. Welch, of record in Book 8741, page 363, Register's Office for Davidson County, Tennessee.

39194

IDENTIF. & REFERENCE

93 JUL -3 PM 2:51

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IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to MORTGAGE TRUST COMPANY, of record in Book 6954, page 350, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH SUNTRUST MORTGAGE, INC.

This is unimproved ( ) improved (X) property, known as 256 E. Morton Avenue, Nashville, Tennessee 37211
(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 hands this 1st day of July, 1993

(His Mark)
SAM R. BAGGETT

TERESA A. BAGGETT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SAM R. BAGGETT* and wife, TERESA A. BAGGETT

(* his mark)

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, 1993

Commission Expires 7/23/94

Notary Public

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

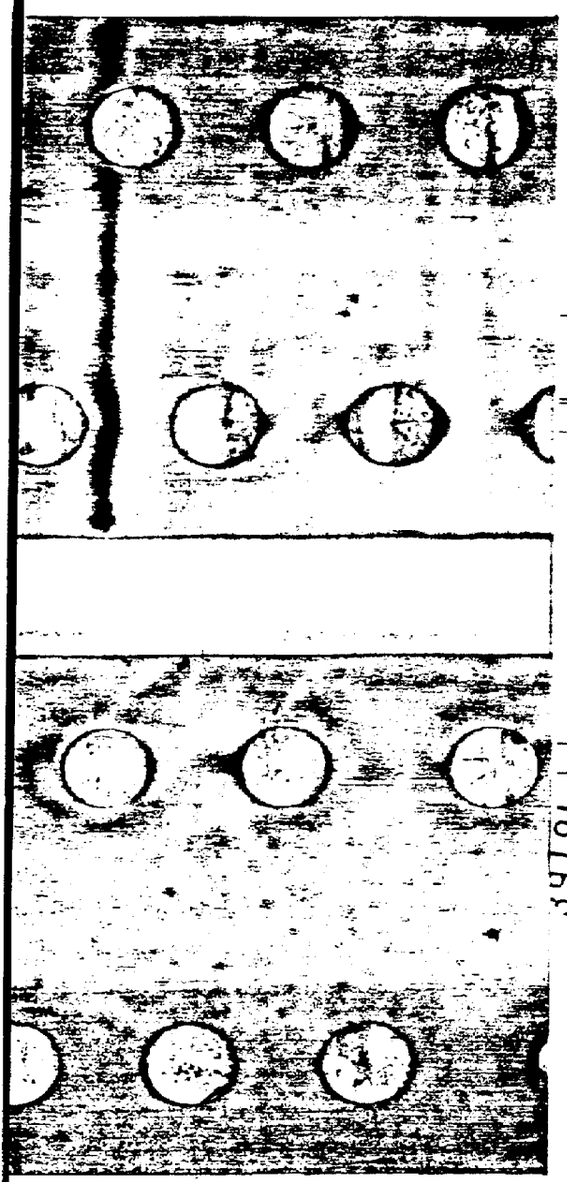
FROM

TO

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 55150.65
CON TX 204.24
PRFEE 1.00
WDEED 8.00
TOTAL 213.24
CHECK 213.24

07/08/93 01 14:51 0001 1855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE
39194

93 JUL -8 PM 2:5[illegible]

[illegible] REGIST
DAVIDSON COUNTY, TN.

No. 672299