73911

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

93 OCT 14 AM 8:58

REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-3094B

MAIL ENV.

MAP/GROUP/PARCEL
083-15-0/100.00

BOOK 9114 PAGE 408

NEW OWNER'S NAME AND ADDRESS:
MINNIE S. BAKER
1005 NORTH GRAYCROFT AVENUE
MADISON, TN 37115

1634 10/14 0101 03CHECK 245.80

SEND TAX BILLS TO:
SUNTRUST MORTGAGE, INC.
P.O. BOX 100100
ATLANTA, GA 30348-0100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, PHILIP R. SMITH AND WIFE, REGINA B. SMITH, hereinafter called Grantors, do hereby transfer and convey unto MINNIE S. BAKER, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, Lot 56 on the Plan of Primrose Acres of record in Book 2663, Page 106, Register's Office for said County.
>
> SAID Lot No. 56 fronts 120 feet on the northerly margin of Graycroft Avenue and runs back between lines measuring 262.30 feet on the easterly line and 269.00 feet on the westerly line to a rear line which measures 120.00 feet thereon.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 6026, Page 878, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Philip R. Smith

Philip R. Smith

Regina B. Smith

Regina B. Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Philip R. Smith and Regina B. Smith, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 12th day of October, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-97

STATE OF TENNESSEE
COUNTY OF SUMNER

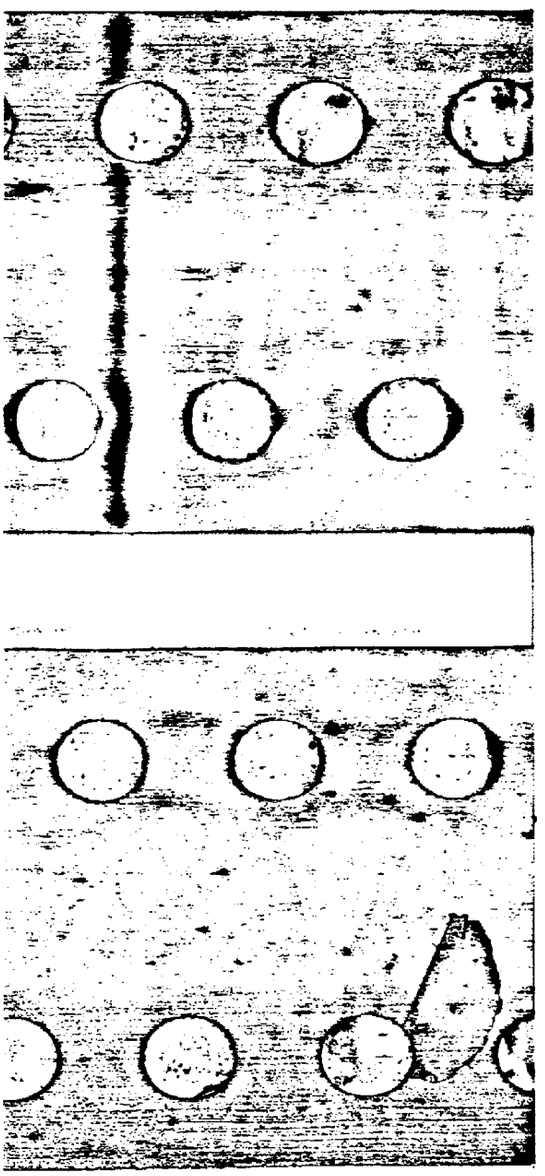
The actual consideration or value whichever is greater for this transfer is $64,000.00.

AFFIANT

Sworn to and subscribed before me, this the 12th day of October, 1993.

NOTARY PUBLIC

My Commission Expires:
2-1-97



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

RECEIVED OF _____

FOR _____

BOOK 9114 PAGE 410

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 64000.00
				CON TX 236.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 245.80
				CHECK 245.80
			10/14/93 01	08:58 0001 1634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73911
IDENTIF. & REFERENCE

93 OCT 14 AM 8:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 709498