47

BOOK 9220 PAGE 314

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: 12-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Thomas Baker (NAME)	Temple-Inland Mortgage (NAME)	11D 12105
518 West Marthona Road (ADDRESS)	770 Lynnhaven Pkwy, Suite 200 (ADDRESS)	42-15-19
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (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, Leman David Clark, Jr. and LuAnn Clark, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Thomas Baker and wife, Lisa Dawn Baker

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 Lots Nos. 93 to 98, inclusive, of Block "C" on the Plan of Marthonna, not of record, and described as follows:

Beginning at a point in the westerly margin of Ezell Road West (now West Marthonna Road) at the common corner of Lots No. 92 and 93; thence southerly along the westerly margin of said Road, 150 feet to the corner of Lots No. 98 and 99; thence westerly along the line between said lots 275 feet to a dead line; thence northerly along said line 150 feet to the common rear corner of Lots No. 92 and 93; thence easterly along the line between said lots 275 feet to the beginning.

Being the same property conveyed to Leman David Clark, Jr. and wife, LuAnn Clark, by deed from Gary Alton Clayborne, of record in Book 6220, page 448, Register's Office for Davidsona County, Tennessee; the said parties having since divorced.

94 JAN 13 PM 1:57
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 07546

unimproved ( )
This is improved (X) property, known as 518 West Marthona Road, Madison, Tennessee 37115
(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 7th day of January, 19 94

Leman David Clark, Jr.

LuAnn Clark

BOOK 9220 PAGE 315

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 Leman David Clark, Jr. and LuAnn Clark

the bargainor, 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 Goodlettsville, Tennessee, this 7th day of January, 19 94.

Commission expires 11/21/97

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

9559 01/13 0101 03CHECK 251.35

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



RECEIVED OF _____

FOR _____

BOOK 9220 PAGE 316

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 65500.00
				CON TX 242.35
				PRFEE 1.00
				WDEED 8.00
				TOTAL 251.35
				CHECK 251.35
01/13/94	01			13:57 0001 9559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07546
IDENTIF. # REFERENCE

94 JAN 13 PM 1:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.745554