47545 Bm 5065S

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

IDENTIFICATION REFERENCE

94 MAY -6 PM 1:06

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:
Billy M. Baker and Wendy L. Baker
324 Walton Lane
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

BOOK 9337 PAGE 487

MORTGAGEE:
Union Planters National Bank,
a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

MAP	51
GROUP	14
PARCEL	4

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, Alton B. Stracener and wife, Beverly J. Stracener, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy M. Baker and wife, Wendy L. 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:

See Attched Exhibit "A" for Legal Description, which is attached to and incorporated herein by reference.

This is improved property known as 324 Walton Lane, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which are not yet due and payable.
2. Anchor Easement, of record in Book 6976, page 234, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy M. Baker and wife, Wendy L. Baker, their heirs and assigns, forever; and we, Alton B. Stracener and wife, Beverly J. Stracener, 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 5th day of May, 1994.

Alton B. Stracener

Alton B. Stracener

Beverly J. Stracener

Beverly J. Stracener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alton B. Stracener and wife, Beverly J. Stracener, 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 5th day of May, 1994.

STATE OF TENNESSEE * JUNE E. ATKINSON * NOTARY PUBLIC AT LARGE * DAVIDSON

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 49,900.00.

Billy M. Baker Wendy J. Baker 5-5-94

AFFIANT

Subscribed and sworn to before me
this 5th day of May, 1994.

STATE OF TENNESSEE * JUNE E. ATKINSON * NOTARY PUBLIC AT LARGE * DAVIDSON

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/27/96

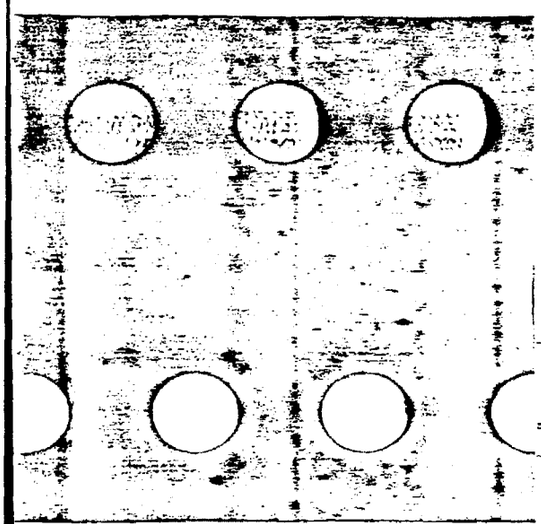
EXHIBIT "A"

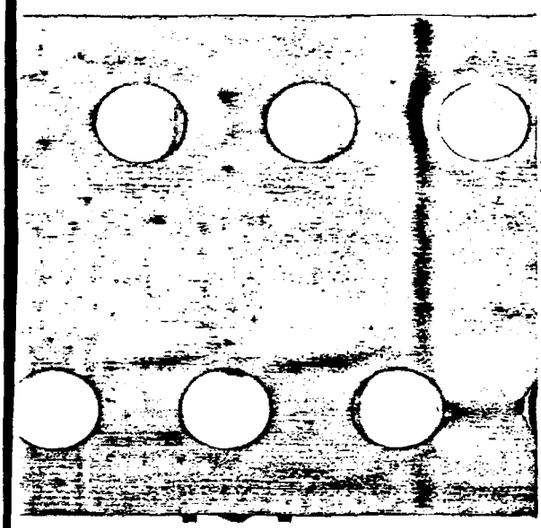
Land in Davidson County, Tennessee, being part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, being part of the N. O. Love Estate, of record in Book 421, page 37, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin, the north margin of Walton Lane opposite of a galvanized iron rail set in the center line of said lane, being 1,601.70 feet west of the west wall of the United States Military Cemetery; thence with the northerly margin of Walton Lane, North 88 degrees West, 87 feet to the southeast corner of the property conveyed to John C. Webb and wife, as revised by deed from E. F. Russell and wife, being Webb's east property line, said point likewise being 176.4 feet East of the line between Lots Nos. 15 and 16 on said Plan; thence with Webb's east line, North 2 degrees East, 301.5 feet to an iron pin, being Webb's northeast corner and the northwest corner of the lot; thence South 45 degrees 13 minutes East, 128.07 feet to an iron pin; thence South 2 degrees East, 207. 5 feet to the point of beginning.

Being the same property conveyed to Alton B. Stracener and wife, Beverly J. Stracener, by deed from James S. Sweeney, Sr., of record in Book 6353, page 439, Register's Office for Davidson County, Tennessee.

3325 05/06 0101 03CHECK 197.63





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

RECEIVED OF _____

FOR _____

BOOK 9337 PAGE 490

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 49900.00
				CON TX 184.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 197.63
				CHECK 197.63
05/06/94	01			13:05 0001 3325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47545
IDENTIF. & REFERENCE

94 MAY -6 PM 1:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 788388