61037

IDENTIF. ↑ REFERENCE

**THIS INSTRUMENT PREPARED BY:**
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

94 JUN 15 AM 8:46

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9378 PAGE 505

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***28,106.00.

James Wilson
Affiant

Subscribed and sworn to before me this 13th day of June, 1994.

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| James W. Wilson<br>Stephanie L. Wilson<br>802 Cherokee Avenue<br>Nashville, Tennessee 37207 | AmSouth Mortgage Company, Inc.<br>P.O. Box 847<br>Birmingham, Alabama 35201-4471 | Map 71-12<br>Parcel 118 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY EIGHT THOUSAND ONE HUNDRED SIX AND 00/100 ($***28,106.00) DOLLARS,

(a) of which FIVE HUNDRED AND 00/100 ($***500.00) DOLLARS have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantors hereby acknowledge, and

(b) of which THREE THOUSAND THREE HUNDRED SEVENTY EIGHT AND 03/100 ($***3,378.03) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***13,200.00, payable to Collateral Investment Company and secured by Deed of Trust of record in Book 4636, page 86, as corrected in Book 4643, page78, Register's Office for Davidson County, Tennessee, the assumption of which note is hereby specifically agreed to as evidenced by the signatures of Grantees affixed to this instrument, and

(c) for the balance of TWENTY FOUR THOUSAND TWO HUNDRED TWENTY SEVEN AND 98/100 ($***24,227.98) DOLLARS, the Grantees herein have this day executed a Deed of Trust Note payable to Grantor with an interest rate of NINE and ONE-

HALF percent (***9.5000%) per annum payable in monthly installments of $***361.26 with the balance of any principal and accrued and unpaid interest due on July 1, 2002.

We, G. STEFFAN BAKER and wife, JULIE J. BAKER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES W. WILSON and wife, STEPHANIE L. WILSON, 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 the easterly 95.0 feet of Lot No. 3 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract of record in Plat Book 332, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to G. Steffan Baker and wife, Julie J. Baker, by deed from Bobby Liles, unmarried and Everett Johnson and wife, Joanne Johnson, of record in Book 7273, page 574, Register's Office for Davidson County, Tennessee.

This is improved property known as 802 Cherokee Avenue, Nashville, Tennessee 37207.

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.

GRANTORS COVENANTS with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantees.

2. Matters shown on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust of record in Book 4636, page 86, and re-recorded in Book 4643, page 78, Register's Office for Davidson County, Tennessee, which Grantees herein have specifically assumed.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31 day of June, 1994.

G. Steffan Baker

James W. Wilson-Grantee

Julie J. Baker

Stephanie L. Wilson-Grantee

**STATE OF NEBRASKA)**
**COUNTY OF VALLEY)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. STEFFAN BAKER and JULIE J. BAKER, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 1994.

GENERAL NOTARY-State of Nebraska
STANLEY E. NOLTE
My Comm. Exp. Aug. 13, 1996

Stanley E. Nolte
Notary Public

My Commission Expires:

August 13, 1996

**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 JAMES W. WILSON and STEPHANIE L. WILSON, 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 instrument for the purposes therein contained.

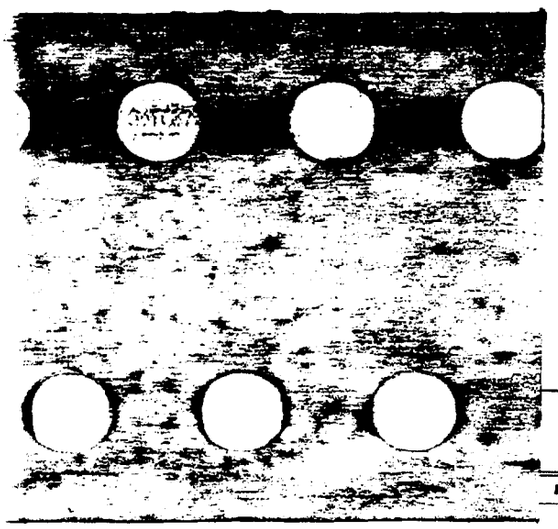
WITNESS my hand and official seal this 13th day of June, 1994.

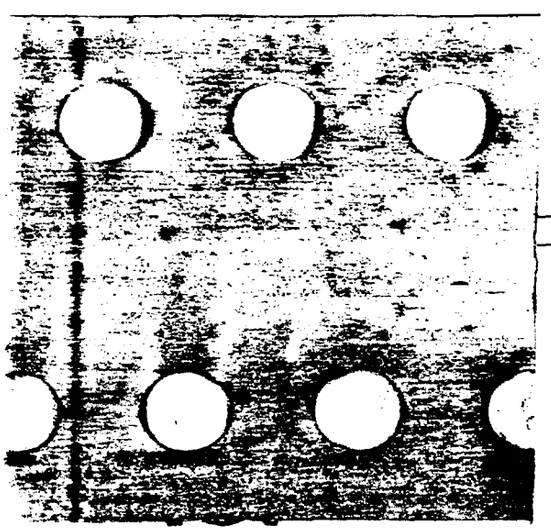
Notary Public

My Commission Expires:

11-22-97

5073 06/15 0101 03CHECK 116.99





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

RECEIVED OF _____

FOR _____

BOOK 9378 PAGE 508

| | | |
|---|---|---|
| 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 28106.00
CON TX 103.99
PRFEE 1.00
WDEED 12.00
TOTAL 116.99
CHECK 116.99

06/15/94 01 08:47 0001 6073

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

61037
IDENTIF. ↑ REFERENCE

94 JUN 15 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 802817