BOOK 9494 PG 758

County 4¢

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,652.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Baker (NAME)	Community Mortgage Corporation (NAME)	171 8B 23.00
5924 Cross Pointe Lane (ADDRESS)	142 Timber Creek Drive (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Baker and Diane H. Baker, husband and wife

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, TN, being Lot No. 11 on the Plan of Section Two, Brelan Park at Saddlewood, of record in Plat Book 7900, Page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillips Builders, Inc. by deed from Wayne Meadows d/b/a The Meadows Group of record in Book 9155, Page 91, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8891, Page 850; By-Laws in Book 8891, Page 869; Easement in Book 8175, Page 792; Book 8259, Page 206; Book 6590, Page 37, and all matters shown on the Plan of Record.

00409

IDENTIF. & REFERENCE

94 OCT 17 AM 11:17

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5924 Cross Pointe Lane, Brentwood, TN 37027
(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 my hand this 13th day of October 19 94

Phillips Builders, Inc.
By: [signature]

STATE OF TENNESSEE
COUNTY OF

BOOK 9494 PG 759

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak

and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Vice President

and _____ respectively of the Phillips Builders, Inc.

the within named bargainor, and corporation, and that She as such Vice President

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 Ruth Malatak

as such Vice President, and attesting the same by the said _____

as such _____.

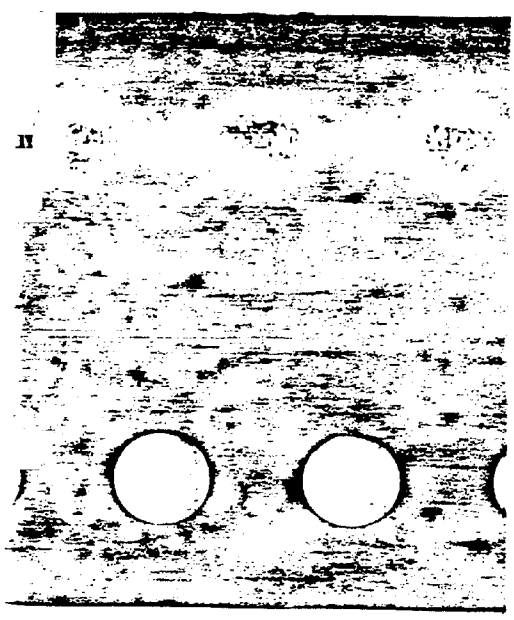
Witness my hand and official seal at office at Brentwood, TN on this the 13th

day of October 19 94.

My commission expires January 27, 1996 _____

Notary Public

8714 10/17 0101 03CHECK 869.82



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

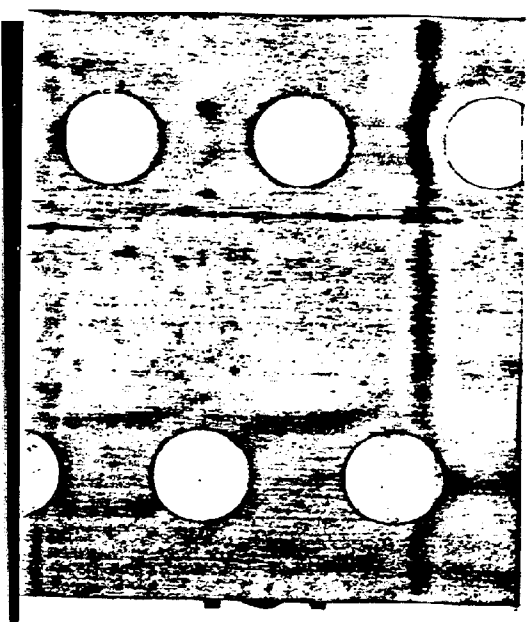
RECEIVED OF _____

FOR _____

Book 9494 PG 760

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 232652.00
CON TX 860.82
PRFEE 1.00
WDEED 8.00
TOTAL 869.82
CHECK 869.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10217296 03 11176 0001 8714

00409
IDENTIF. ↑ REFERENCE

94 OCT 17 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 844909