BOOK 9613 PG 287

Lucy 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

x Donna J. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: January 27 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna J. Baker (NAME)	Southeastern Mortgage of (NAME)	095 10 0 023.00
509 Bismark Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (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, Robert D. Roach and wife, Leila F. Roach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna J. Baker and Christopher M. Seigal, as tenants in common with the right of survivorship

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 shown as Tract No. 1 on a survey prepared by Cantrell, Connell & Morrison, Engineers, dated January 1958, described as follows: Beginning at a point on the northwesterly margin of Bismark Drive, said point being the northeast corner of Lot No. 184 on the Plan of Elm Hill Acres, Section IV, as of record in Book 2331, Page 118, Register's Office Davidson County, Tennessee; thence with the margin of said Drive north 43 degrees 39 minutes east 70 feet to a point; thence with the line between Tract No. 1 and Tract No. 2 on said survey in a northwesterly direction 304.3 feet, more or less, to the center of Mill Creek; thence with the center of Mill Creek 71 feet, more or less, to a point; then south 46 degrees 21 minutes east 294.8 feet, more or less, to the point of beginning.

Being the same property conveyed to Robert D. Roach and wife, Leila F. Roach by deed from Phillip Little and Wanda Little of record in Book 6754, Page 841, Register's Office for Davidson County, TN.

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

40064

IDENTIFICATION REFERENCE

95 MAR -7 PM 3:13

LEILA C. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 509 Bismark Drive, Nashville, TN 37210
(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 28th day of February 19 95

Robert D. Roach

Leila F. Roach

Leila F. Roach

STATE OF TENNESSEE

BOOK 9613 PG 288

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Roach and wife, Leila F. Roach

the bargainor s, 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 Brentwood, Tennessee, this 28th day of February, 19 95

Commission expires January 27, 1996

Notary Public

STATE OF TENNESSEE

COUNTY OF

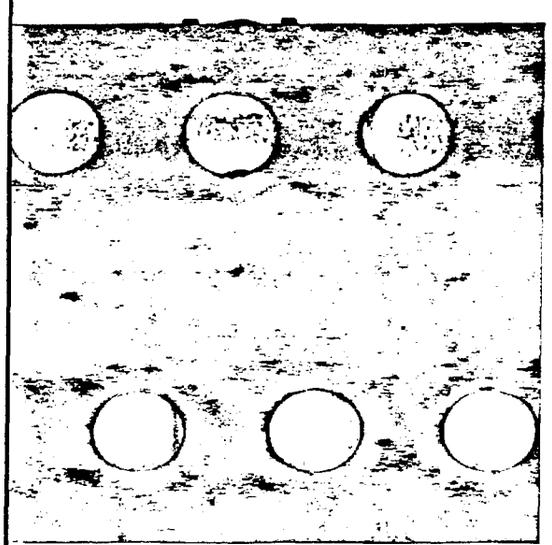
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

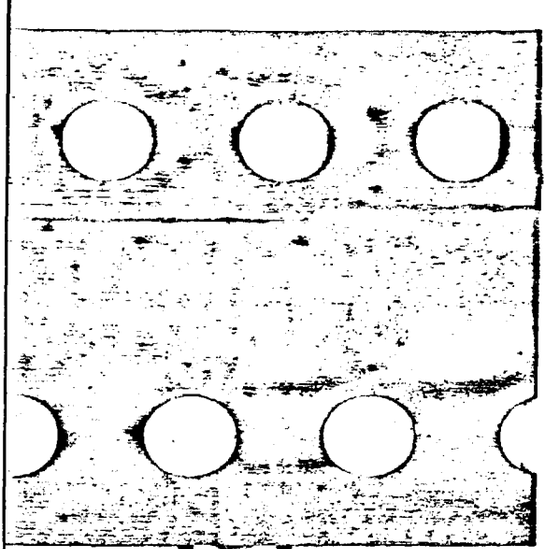
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

3194 03/07 0101 03CHECK 286.13





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

RECEIVED OF _____

FOR _____

BOOK 9613 PG 289

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	74900.00
CON TX	277.13
PRFEE	1.00
WDEED	8.00
TOTAL	286.13
CHECK	286.13

03/07/95 01 15:14 0001 8194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40064
IDENTIF. & REFERENCE

95 MAR -7 PM 3:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 887827