45230

IDENTIF. & REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

95 MAR 27 AM 8:41

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

OUR FILE NUMBER: R-4178

BOOK 9627 PG 582

MAP/GROUP/PARCEL
42 7 A 26 CO

MAIL ENV.

NEW OWNER'S NAME AND ADDRESS:
Jimmy H. Bailiff and wife, Vickie A. Bailiff
306 Heritage Court
Madison, Tennessee 37115

SEND TAX BILLS TO:
First Trust Mortgage Company
6525 Quail Hollow road
Memphis, Tennessee 38120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Deborah L. Dickson, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Jimmy H. Bailiff and wife, Vickie A. Bailiff, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 26 on the Plan of Heritage Square, Phase One, a plat of which is of record in Plat Book 5200, Page 202 as revised in Plat Book 5200, Page 282, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to grantor herein by deed of record in Book 5623, Page 209, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Deborah L. Dickson

Deborah L. Dickson

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Deborah L. Dickson, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of March, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $63,500.00.

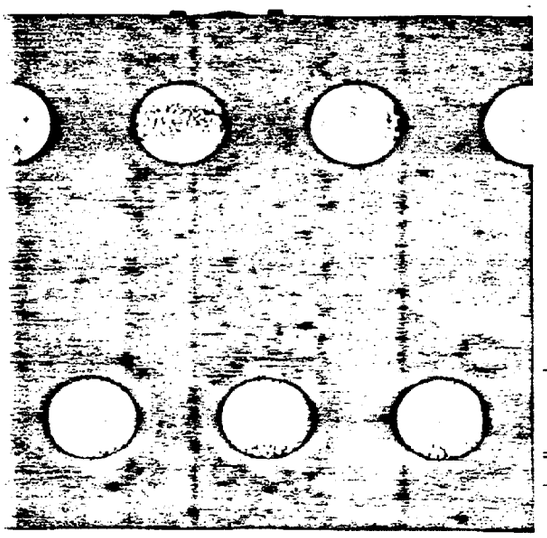
Deborah L. Dickson
AFFIANT

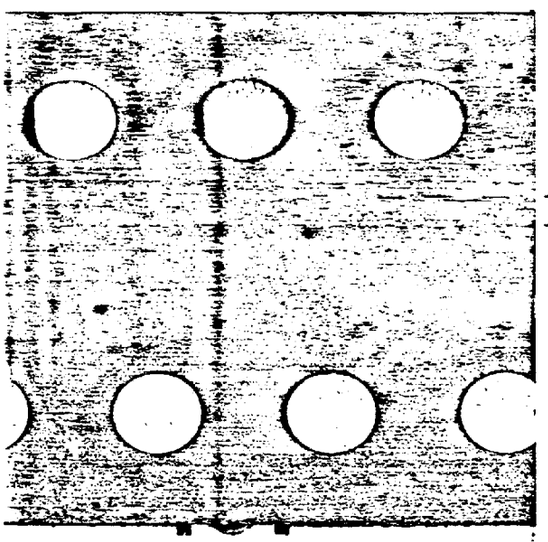
Sworn to and subscribed before me, this the 16th day of March, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98

3890 03/27 0101 03CHECK 243.95





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

RECEIVED OF _____

FOR _____

BOOK 9627 PG 584

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 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00
TOTAL 243.95
CHECK 243.95

03/27/95 01 08:42 0001 3890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45230
IDENTIF. ↑ REFERENCE

95 MAR 27 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 893447