BK 9718 013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 1995

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5410 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James L. Baker	Fleet Mortgage Corp.	90-15
(NAME)	(NAME)	
536 Starliner Drive	748 Old Hickory Blvd., Ste 301	115
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	8DA 32894
(CITY) (STATE) (ZIP)	(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, James P. Penticuff and wife, Margaret S. Penticuff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Baker and wife, Ilka E. 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

Land in Davidson County, Tennessee, beign Lot No. 1014 on the Plan of Charlotte Park Subdivision, Section 13, of record in Book 2900, page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 1014 fronts 72 feet on the northeasterly margin of Starliner Drive and runs back between lines measuring 151.6 feet on the northwesterly side and 149.8 feet on the southeasterly side to a dead line on the rear on which it measures 85.8 feet thereon.

Being the same property conveyed to James P. Penticuff and wife, Margaret S. Penticuff by deed from James R. Forrest and wife, Shirley M. Forrest of record in Book 4326, page 827, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3185, page 544, said Register's Office.

This conveyance is subject to any and all existing easements of record.

FELIX E. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

95 JUL -3 AM 9:07

00075364

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 536 Starliner Drive, Nashville, TN 37209
(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 29th day of June 19 95

James P. Penticuff

Margaret S. Penticuff

STATE OF TENNESSEE

BOOK 9718 PG 913

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named James L. Perricuff and wife, Margaret S. Perricuff

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 23rd day of June, 1995.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE

COUNTY OF

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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 _____.

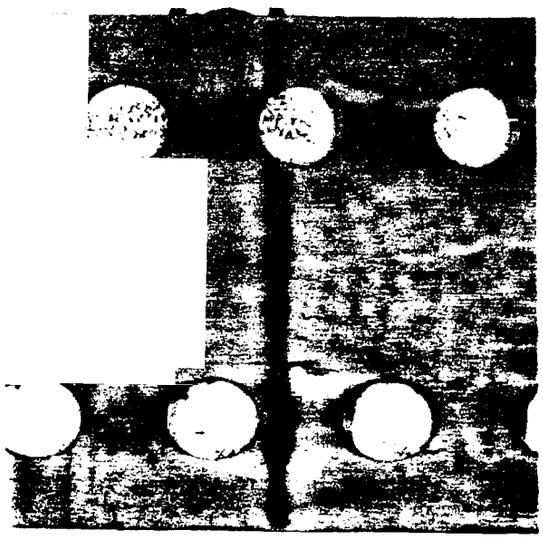
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

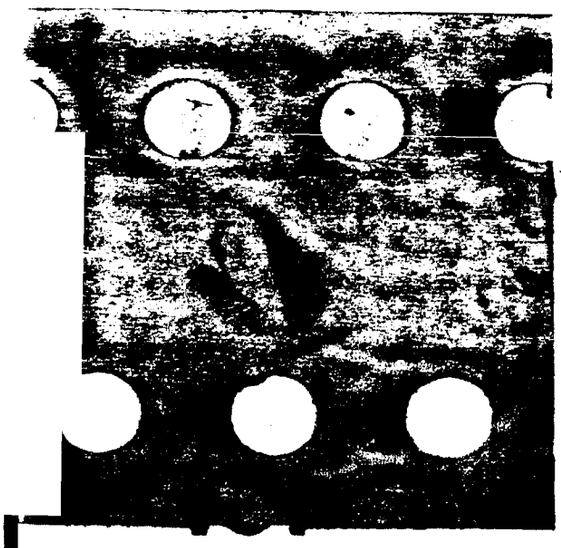
My commission expires _____

Notary Public

7086 07/03 0101 03CHECK

378.63





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

RECEIVED OF _____

FOR _____

BOOK 9718 PG 920

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 99900.00
CON TX 369.63
PRFEE 1.00
WDEED 8.00
TOTAL 378.63
CHECK 378.63

07/03/95 01 09:09 0001 7086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075364
IDENTIF. ↑ REFERENCE

95 JUL -3 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926244