Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9753 PG 552

WARRANTY DEED

Name and Address of New Owner:
Troy Baines and wife,
Cynthia DeBula Baines
1204 Idlewild Place
Madison, Tn 37115

Send Tax Bills To:
SUNSHINE MORTGAGE CORPORATION
2401 Lake Park Drive, Suite 300
Smyrna, Georgia 30080
Loan # 4399

Street Address of Subject Property:	**Map-Parcel No:**
1204 Idlewild Place **Madison, TN 37115**	**52-5-A-235 CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the GRANTEES herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 20, 1986, in the original principal sum of $68,144.00, payable to Capitol Mortgage Company, in monthly installments of $716.00, including interest as set forth in said note, and being secured by a Deed of Trust executed by Michael G. Sykes and wife, Tanya Goodman Sykes to Tim N. Taylor, Trustee, as of record in Book 6864, Page 697, Register's Office for Davidson County, Tennessee, said Deed of Trust having been assigned to Lincoln State Savings and Loan Association, Inc., in Book 6888, page 41, and further assigned to Sunshine Mortgage Corporation, in Book 6888, page 42, said Register's Office, **Michael G. Sykes and wife, Tany Goodman Sykes,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents transfer and convey unto **Troy Baines and wife,**

Cynthia DeBula Baines, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BOOK 9753PG553

Being Lot No. 19 on the Plan of IDLEWILD SUBDIVISION, of record in Book 6250, Page 563, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael G. Sykes and wife, Tanya Goodman Sykes by Warranty Deed from Linder Construction Company of record in Book 6864, Page 694, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

Deed of Trust executed by Michael G. Sykes and wife, Tanya Goodman Sykes to secure Capitol Mortgage Company in the principal sum of $68,144.00 of record in Book 6864, Page 697, (Said Debt being assumed), Declaration of Covenants, Conditions and Restrictions of record in Book 6514, Page 516, and amended in Book 6620, page 308, all matters as shown on the recorded plan referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

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 GRANTORS do covenant 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns 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 hands this 31st day of July, 1995.

Michael G. Sykes

Tanya Goodman Sykes

BOOK 9753 PG 551

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michael G. Sykes and wife, Tanya Goodman Sykes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, the within named bargainors, and who acknowledged they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 1995.

Mary Su Schimmel
NOTARY PUBLIC

My commission expires: 10/25/98

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $76,710.29.

Cynthia DeBusk
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1995.

Mary Su Schimmel
NOTARY PUBLIC

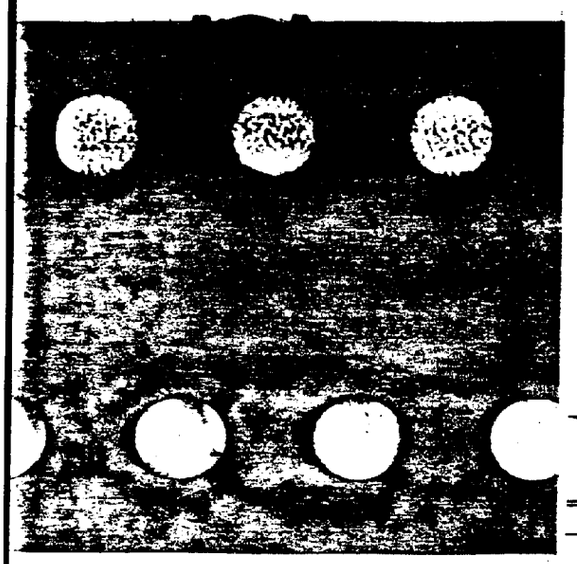
My commission expires: 10/25/98

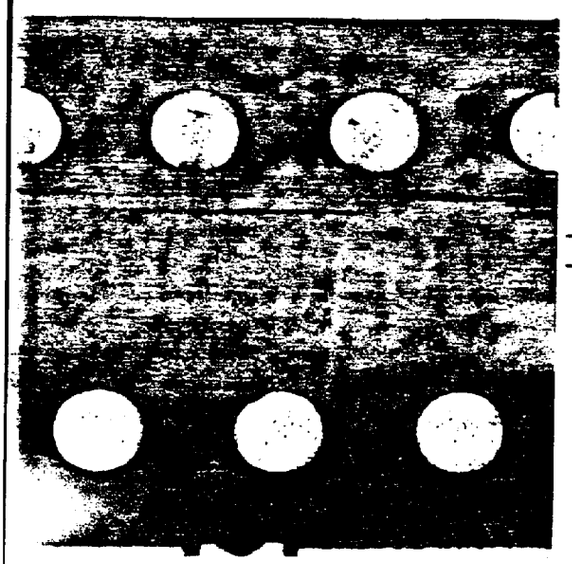
00864495
IDENTIF. & REFERENCE

95 AUG -4 PM 2:59
REGISTER
DAVIDSON COUNTY, TN.

9764 08/04 0101 03CHECK 296.83

\msb\Baines.ded





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

RECEIVED OF _____

FOR _____

BOOK 9753PG555

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 76710.29
CON TX 283.83
PRFEE 1.00
WDEED 12.00
TOTAL 296.83
CHECK 296.83

08/04/95 01 14:59 0001 9194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00864 95
IDENTIF. # REFERENCE

95 AUG -4 PM 2:59

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

No.938218