47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia Ann Baxter (NAME) | Southeastern Mortgage (NAME) | 72-16-105 |
| 1528 Tammany Drive (ADDRESS) | 565 Marriott Drive, Suite 250 (ADDRESS) | 15DA35960 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37214 (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, Brenda Sue Neely Berry, Executrix for the Estate of Mary Hilda Pepper Neely, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Ann Baxter, Married

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 Lot No. 7 on the Map of Peerman Heights, Section II, as of record in Book 2083, page 110, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Edward R. Neely and wife, Hilda Neely, by deed from H. H. Richardson and wife, Eva Richardson, of record in Book 2482, page 95, Register's Office for Davidson County, Tennessee. The said Hilda Neely having since died testate, with the said Edward R. Neely having predeceased her.

Brenda Sue Neely Berry, Executrix, conveys the herein described property pursuant to the Will of Mary Hilda Pepper Neely of record in Will Book 198, page 336, Probate Court, Davidson County, Tennessee.

Hilda Neely and Hilda Pepper Neely and Mary Hilda Pepper Neely, being one and the same person.

The said Brenda Sue Neely Berry, and Brenda Berry, being one and the same person.

unimproved ( )
This is improved ( X ) property, known as 1528 Tammany Drive, Nashville, TN 37206
(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 31st day of July 19 95

Brenda Sue Neely Berry
By: Brenda Sue Neely Berry Executrix
Brenda Sue Neely Berry, Executrix

BOOK 9753 PG 673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Sue Neely Berry

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 Nashville, Tennessee, this 31st day of July 19 95

Commission expires 1-2-99

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 _____

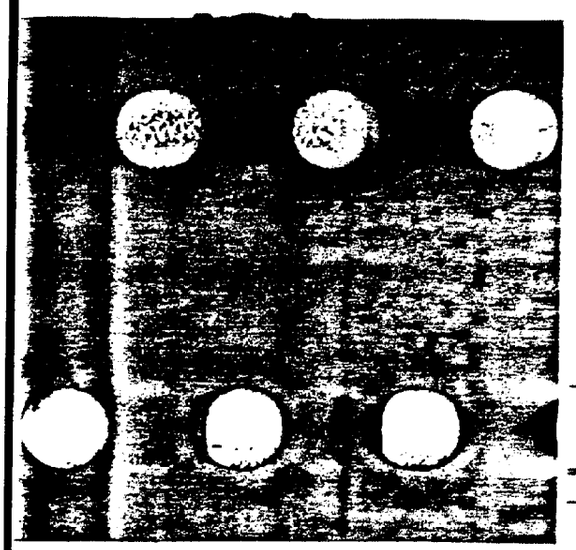
Notary Public

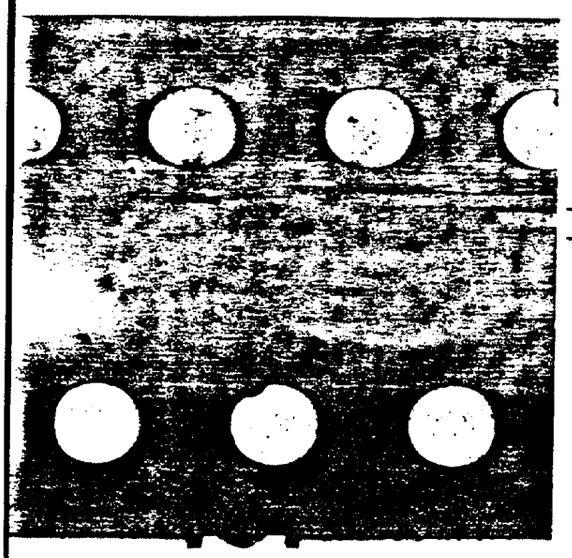


0086532
IDENTIF. & REFERENCE

95 AUG -4 PM 3:51
FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

9233 08/04 0101 03CHECK 249.13





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9753 PG 679

| | | |
|---|---|---|
| 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 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 8.00
TOTAL 249.13
CHECK 249.13

08/04/95 01 15:51 0001 9233

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0086532
IDENTIF. ↑ REFERENCE

95 AUG -4 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 938257