0135453

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

MAIL ENV.
95 DEC 27 PM 2:40
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Deborah D. Sague
503 Selsey Court South
Hermitage, TN 37076

MORTGAGEE:
Bancoklahoma Mortgage Corp.
P. O. Box 35688
Tulsa, OK 74153

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 64-16-C
Parcel 2CO

BOOK 9899 PG 700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John L. Barker and wife, Margaret P. Barker,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Deborah D. Sague,** hereinafter called the Grantee, 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. 2 on the Plan of Section One, Wembley Downs, of record in Plat Book 7900, page 301, said Register's Office.
>
> Said Lot No. 2 fronts 38.00 feet on the easterly margin of Selsey Court South and extends back 100.00 feet on the northerly line and 100.00 feet on the southerly line to a dead line in the rear measuring 38.00 feet thereon.
>
> Being the same property conveyed to John L. Barker, by deed from Phillips Builders, Inc., as of record in Deed Book 8562, page 754, with an estate by the entireties being created in Book 9157, page 930, Register's Office for Davidson County, Tennessee.

This is improved property known as 503 Selsey Court South, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including declarations of covenants, conditions and restrictions as of record in Book 8304, page 623; Book 8447, page 633; Book 8587, page 268; Book 8646, page 529; and Book 8797, page 915; first amendment to the Bylaws of Wembley Downs Homeowner's Association, Inc., as of record in Book 9522, page 349; and easements, covenants and conditions as shown on the Plan of record in Plat Book 7900, page 301, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 hands this 15th day of December, 1995.

John L. Barker
JOHN L. BARKER

Margaret P. Barker
MARGARET P. BARKER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John L. Barker and wife, Margaret P. Barker**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of December, 1995.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $89,500.00.

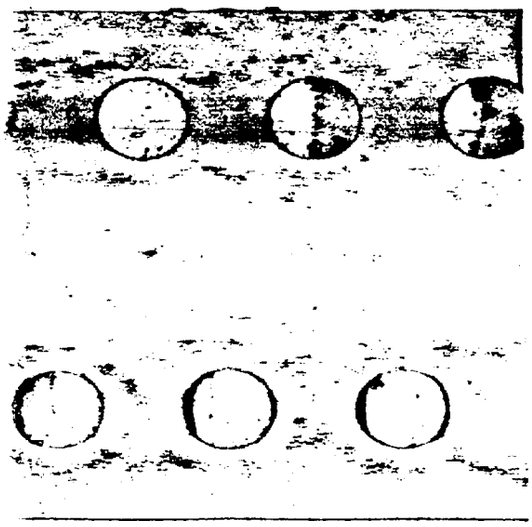
Deborah L. Sage
AFFIANT

Subscribed and sworn to before me this 15th day of December, 1995.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/20/99

FILED 12/27 1101 SECTION 340.15



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

RECEIVED OF _____

FOR _____

BOOK 9899 PG 702

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

DAMT 89500.00
DON TX 331.15
PRFEE 1.00
MDEED 8.00
TOTAL 340.15
CHECK 340.15
12/27/95 OL 14147 0001 1992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0135453
IDENTIF. ↑ REFERENCE

95 DEC 27 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 990383