47

book 10014 page 699

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-98
(AFFIX SEAL)

VIRGINIA R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric D. Baggett (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 42
119 South Graycroft (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 15
Madison, TN 37115 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	GROUP 12

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, Tommy Davis Ray, Sr. and wife, Rowena Ruth Ray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric D. Baggett and wife, Melissa A. Baggett

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 the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the easterly margin of Graycroft Drive, said point being 300 feet south from the southwest corner of the property conveyed to Elsie O. Dunn, by deed from The Cumberland Development Company, of record in Book 1970, Page 585, said Register's Office; thence along the margin of said road in a southerly direction 100 feet to the northwest corner of the property conveyed to McKinley Robinson and wife, by deed from George P. Howell and William H. Howell, of record in Book 2645, Page 433, said Register's Office; thence leaving said road and running with said Robinson's north line easterly 268.1 feet, more or less, to the westerly line of Block "C" on the Plan of Marthonna, which is an unrecorded plan; thence with the westerly margin of said Block "C" of said subdivision, northerly 100 feet to a point; thence westerly and parallel to the McKinley Robinson northerly line 268.1 feet, more or less, to the point of beginning.

BEING the same property conveyed to Tommy Davis Ray, Sr., and wife, Rowena Ruth Ray, by deed from Rachel Henderson, of record in Book 7807, Page 904, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 119 South Graycroft, Madison, TN 37115
(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 2nd day of April 19 96

Tommy Davis Ray, Sr.

Rowena Ruth Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10014 PG 700

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Davis Ray, Sr. and wife, Rowena Ruth Ray

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 2nd day of April 1996.

Commission expires 11-27-99

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

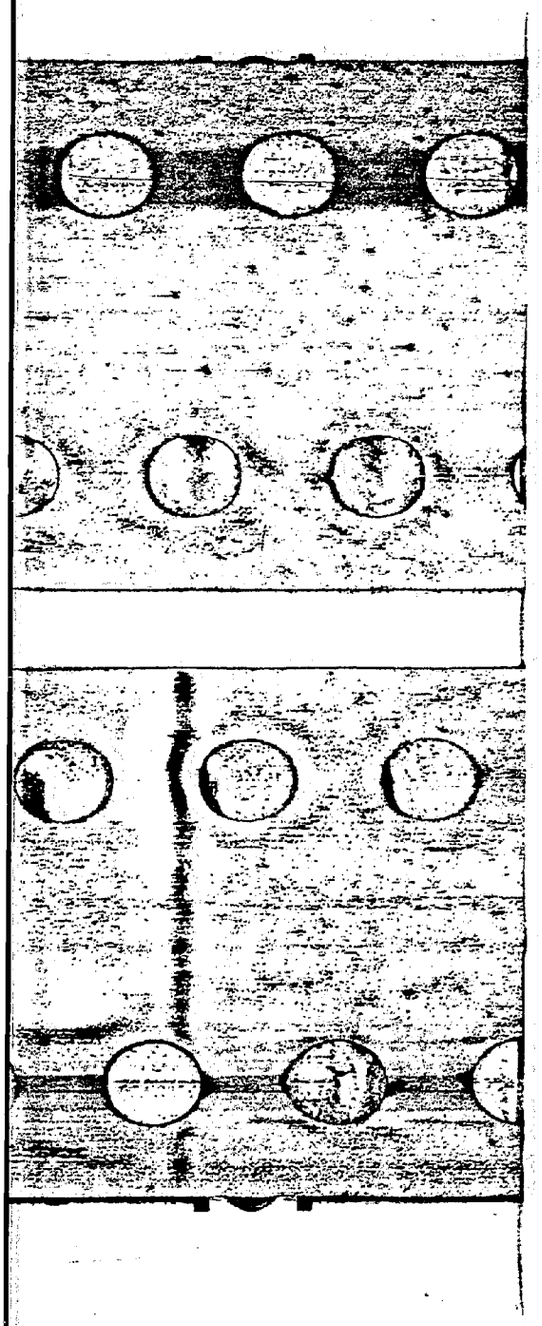
0170985

IDENTIF. ↑ REFERENCE

96 APR 15 AM 8:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0115 04/15 0101 03CHECK 360.50



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

RECEIVED OF _____

FOR _____

BOOK 10014 PG 701

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.50
				CHECK 360.50
04/15/96	01			08:50 0001 0115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170985
IDENTIF. ↑ REFERENCE

96 APR 15 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028073