43

WARRANTY DEED

10043 PG 520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

H. Edward Harris III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11-20-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Edward Harris, III (NAME)	PNC Mortgage Corp. of America, (NAME)	131-3-59
2002 Overhill Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	16DA27560
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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, Carol J. Baugh, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Edward Harris, III, unmarried

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 part of Lots Nos. 67 and 68, on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, Pages 118 and 119, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Overhill Drive, as shown on the Plan of J. G. Grissim's Subdivision, of record in Book 1424, Page 36, said Register's Office, the said point being at the easterly margin of a 20-foot reserved strip as shown on the Plan of Overton Hills, of record in Book 843, Page 66, said Register's Office, thence north along said 20-foot reserved strip 217.79 feet more or less, to a point in the south line of the Welch property; thence easterly along Welch's line 60 feet to the west line of the N. W. Holbrook property (purchased from S. H. Sanders and wife, in 1951); thence south 217.79 feet, more or less, along the Holbrook property, to the northerly margin of Overhill Drive; thence along the northerly margin of Overhill Dirve, west rly 60 feet to the beginning.

Being part of the same property conveyed to Carol J. Baugh, unmarried, by deed from Thomas C. Schaeffer, married, of record in Book 8307, Page 874, Register's Office for Davidson County, Tennessee.

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

9223 05/07 01:01 03CHECK 545.50

( ) unimproved
(X) is improved property, known as 2002 Overhill Drive, Nashville, TN 37215
(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 3rd day of May 19 96

Carol J. Baugh

Carol J. Baugh

BOOK 10043 PG 521

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 Carol J. Baugh, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 19 96.

Commission expires 11-20-96

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 _____

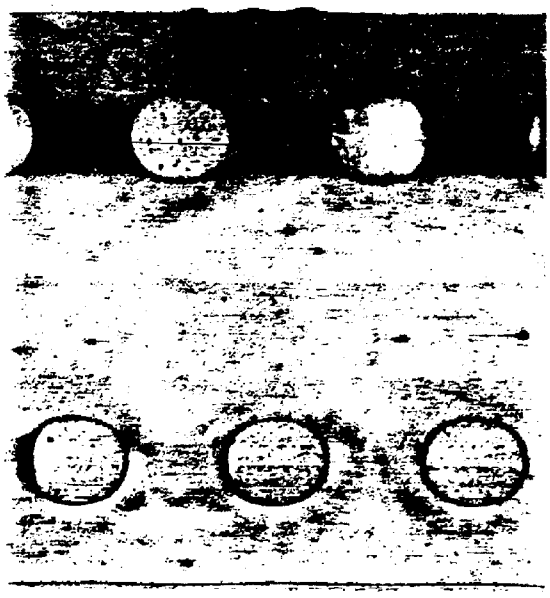
Notary Public

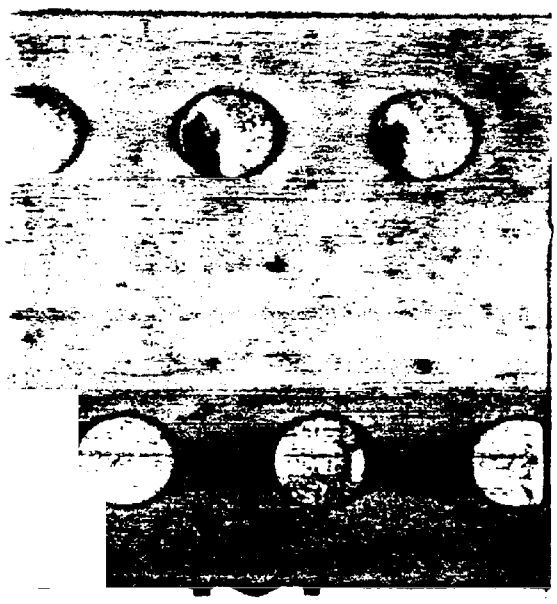
IDENTIF. & REFERENCE

96 MAY -7 PM 3:50

CLIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

01-79678





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

prim 10043 pg 522

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50
05/07/96 01 15:53 0001 9323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179678
IDENTIF. ↑ REFERENCE

96 MAY -7 PM 3:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037328