WARRANTY DEED

BOOK 10228 PG 585

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
16th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 3/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah K. Halek	Sarah K. Halek	142-050B-09400CO
(NAME)	(NAME)	
8300 Sawyer Brown Rd., Q-307	8300 Sawyer Brown Rd., #Q-307	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(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, Terry Lee Baker and wife, Susan J. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah K. Halek, an unmarried person

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:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. Q-307, together with the carport designated No. Q-307, and being part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, pages 75, 76 and 77, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Terry Lee Baker and wife, Susan J. Baker by deed from Cynthia Hebden Setters, unmarried of record in Book 7237, page 79, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

96 OCT 17 PM 2:15
ELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE

0237166

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Rd., Q-307, Nashville, Tennessee 37221
(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 15th ~~17th~~ day of October, 19 96

Terry Lee Baker

Susan J. Baker

BOOK 10228 PG 586

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Lee Baker and wife, Susan J. Baker

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 ~~Brentwood~~ Sugar Land, ~~Tennessee~~ TEXAS this 15th ~~17th~~ day of October, 19 96

Commission expires 12-15-1998

Bruce E. Bradley
Notary Public

STATE OF ~~TENNESSEE~~ TEXAS
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 _____.

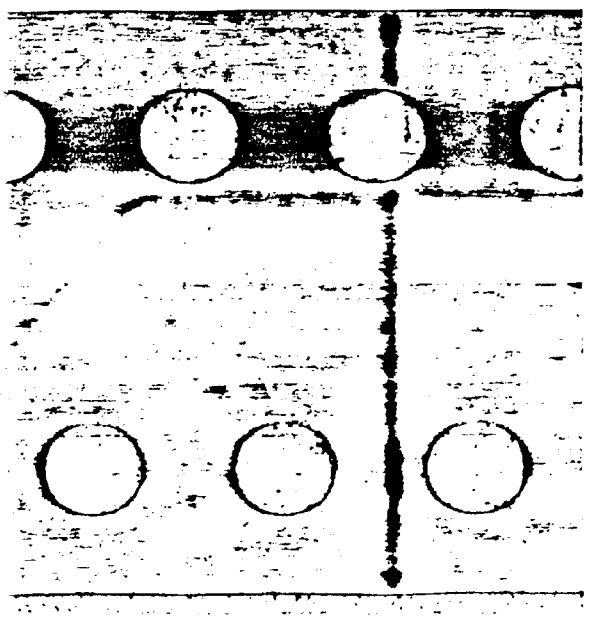
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

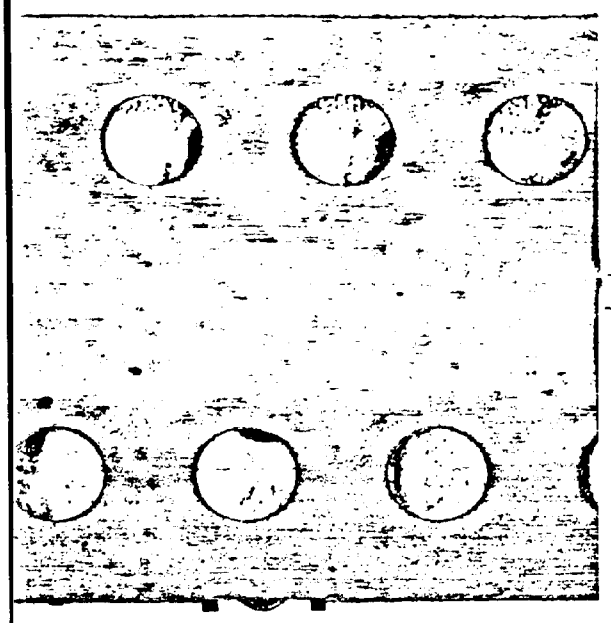
My commission expires _____

_____
Notary Public

BRUCE E. BRADLEY
MY COMMISSION EXPIRES
December 15, 1998

1126 10/17 0101 03CHECK 342.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10228 PG 587

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00
10/17/96 01 14:17 0001 1126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02371166
IDENTIF. # REFERENCE

96 OCT 17 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078147

No. [redacted]