WARRANTY DEED BOOK 10618 PG 220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 1997.

Notary Public

MY COMMISSION EXPIRES: [redacted]

(AFFIX SEAL)

My Commission Expires SEPT. 26, 1998

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewain D. Baker	First Republic Mortgage Corporation	149-5-197
(NAME)	(NAME)	
2312 Rader Ridge Road	3212 West End Avenue, #500	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville,Tennessee 37203	
(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, **JOHN K. CHILDERS AND WIFE HELGA S. CHILDERS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEWAIN D. BAKER AND WIFE SHARI A. BAKER** 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. 124-B on the Plan of Pebble Trace Section One, Zone Lot Division of Lot 124, of record in Plat Book 6900, Page 415, amending Book 6900, Page 34 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John K. Childers and wife Helga S. Childers by deed of record in Book 7499, Page 911, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as 2312 Rader Ridge Road, Antioch, TN 37013
(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 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/our hand(s) this 16th day of September, 1997.

1699 09/23 0101 03CHECK 393.80

John K. Childers

Helga S. Childers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named John K. Childers and wife Helga S. Childers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 16th day of September, 1997

Commission expires October 9, 1999

Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

0351400 IDENTIF. & REFERENCE

97 SEP 23 AM 10:12 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

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

RECEIVED OF _____

FOR _____

BOOK 10618 PG 221

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
104000.00
CON TX 384.80
PRFEE 1.00
WDEED 8.00
TOTAL 393.80
CHECK 393.80

09/23/97 01 10:11 0001 1699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351400 IDENTIF. ↑ REFERENCE

97 SEP 23 AM 10: 12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1201096