10648 87

0359663

IDENTIF. & REFERENCE

97 OCT 16 AM 11:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39282
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russell A. Smith Christine O. Smith 2110 19th Ave. South Nashville, TN 37212	Mortgage Portfolio Services, Inc. 4114 North Central Exp. St-900 Dallas, TX 75204

TAX MAP-PARCEL NUMBERS: 104-12-206

WARRANTY DEED

0578 10/16 0101 03CHECK 619.50

FOR AND IN CONSIDERATION of the sum of **$ 165,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan J. May and spouse, Thomas Jon Baker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell A. Smith and spouse, Christine O. Smith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the North half of Lot No. 39 on the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, Page 56, Register's Office for Davidson County, Tennessee.

SAID North half of Lot No. 39 fronts 50.0 feet on the East side of Nineteenth Avenue South, and extends back 161.3 feet on the North line and 161.8 feet, more or less, on the South line, to an alley.

BEING the same property conveyed to Susan J. May and Thomas Jon Baker, as joint tenants with rights of survivorship by deed from Peggy L. Polk, Trustee of the Peggy L. Polk Revocable Trust of record in Book 9140, Page 862, Register's Office for said County. The said Susan J. May and Thomas Jon Baker have since married and the said Susan J. May is now known as Susan J. May Baker.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2110 19th Ave. South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of October, 1997.

Susan J. May Baker

Susan J. May Baker

Thomas Jon Baker

Thomas Jon Baker

State of Tennessee
County of Davidson

On this 15th day of October, 1997, before me the undersigned authority, personally appeared **Susan J. May Baker** and **Thomas Jon Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165000.00

Affiant

Sworn and subscribed before me on the 15th day of October, 1997.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

10648 89

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	165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	619.50
			CHECK	619.50
10/16/97	01		11:53 0001	057(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0359663 IDENTIF. # REFERENCE

97 OCT 16 AM 11:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1209874