Realty 42

BOOK 10876 PG 263

WARRANTY DEED

EFTB-98-1503

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 1-29-2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires: 1-29-2000

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy, #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Jane Baker (NAME)	FT Mortgage Companies dba First (NAME)	083-05-0-150.00
1022 Maxwell Avenue (ADDRESS)	PO Box 146 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Memphis TN 38101 (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, Rose Lee Cox Estate by W.E. Campsey, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Jane Baker, 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:

Being the northerly part of Lot No. 8 on the plan of the D. H. Bailey Property, as of record in Book 421, Page 65, Register's Office for Davidson County, Tennessee.

According to a survey made by Erle Drake, County Surveyor, March 27, 1925, said part of Lot No. 8 fronts 50.3 feet on the southerly side of Maxwell Avenue and runs back 145.4 feet on the easterly line, and 150.4 feet on the westerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Robert Clyde Cox and wife, Rose Lee Cox by deed from E. S. Lehning and wife, Elizabeth K. Lehning of record in Deed Book 480, page 210, Register's Office for said County. The said Robert Clyde Cox and wife, Rose Lee Cox have since passed away with Robert Clyde Cox predeasing Rose Lee Cox in death. The Last Will and Testament of Rose Lee Cox having appointed W. E. Campsey as the Personal Representative dated April 11, 1997 filed in the Probate Court of Davidson County, Tennessee, No. 97P1584.

Rose Lee Cox, Rosie Lee Cox, and Rose Cox being one in the same person.

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

unimproved ( )
This is improved (X) property, known as 1022 Maxwell Avenue, Nashville, Tennessee 37206
(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 2nd day of April 19 98

Rose Lee Cox Estate
By: W.E. Campsey, Exec
W. E. Campsey, Executor

698 460 38101 03CHECK 268.00

STATE OF TENNESSEE
COUNTY OF

BOOK 10876 PG 264

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W.E. Campsey, Executor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April 98TR.

Commission expires 5/23/98

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. A REFERENCE

98 APR -7 AM 10:54

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

04 22679

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

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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 70000.00
CON TX 259.00
PRFEE 1.00
[illegible]BANK 8.00
TOTAL 268.00
CHECK 268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/07/98 01 10:54 0001 6997

0422679
IDENTIF. # REFERENCE
98 APR -7 AM 10:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277233