274

BOOK 10888 PG 83

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April 19 98
Notary Public
MY COMMISSION EXPIRES 3-28-2000
(MENTAL SEAL)

LINDA S. HARRIS NOTARY PUBLIC TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyndee K. Baker (NAME)	Franklin American Mortgage (NAME)	142
105 Westerly Dr (ADDRESS)	214 Overlook Ct., Ste. 150 (ADDRESS)	7A
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	150CO

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, Noel German

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lyndee K. Baker and husband, James R. 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 105 on the plan of Willow Pointe as shown as Exhibit "A" to the Master Deed of record in Book 6772, page 257, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Noel German by deed from Patricia A. Hausenbauer, a single person of record in Book 8953, page 996, Register's Office for Davidson County, Tennessee.

COVENANTS, CONDITIONS, AND RESTICTIONS AS CONTAINED IN THE MASTER DEED FOR Willow Point CONDOMINIUMS AS RECORDED IN BOOK 6772, PAGE 257 and Book 8867, page 283, REGISTER'S OFFICE FOR SAID COUNTY.

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

0426003
RECEIVED FOR REFERENCE
98 APR 16 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 105 Westerly Dr. Nashville, Tennessee 37211
(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 14th day of April 19 98

Noel German

BOOK 10888 PG 84

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Noel German

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 Brentwood, Tennessee, this 14th day of April 19 98.

Commission expires 5-28-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

4597 04/16 0101 03CHECK 349.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10888 PG 85

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

04/16/98 01 08:59 0001 4597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426003
IDENTIFICATION REFERENCE

98 APR 16 AM 8:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280750