BOOK 10932 PG 865

WARRANTY DEED

ECMC-98-1893

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF May, 19 98

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC DAVIDSON COUNTY TENN

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
David G. Baggett, Sr. (NAME)	Century Mortgage Corp. (NAME)	98-01-0-047-00
5104 Roxborough Drive (ADDRESS)	Two International Drive, Ste 507 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Donald E. Shelton and wife, Caroline Shelton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David G. Baggett, Sr. and Loretta A. Baggett, Husband and Wife

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 Lot No. 3 on the Plan of Roxborough Subdivision, as of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 3 fronts 80.0 feet on the northerly margin of Roxborough Drive and extends back 312.15 feet on the easterly line and 156.63 feet on the westerly line to a dead line in the rear measuring 174.89 feet thereon.

Being the same property conveyed to Donald E. Shelton and wife, Caroline Shelton by deed from Steve R. Gilliam and wife, Deborah D. Gilliam of record in Deed Book 6047, page 768, Register's Office for said County.

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

IDENTIF. & REFERENCE

98 MAY 15 AM 9:22
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
this is improved (X) property, known as 5104 Roxborough Drive, Hermitage, Tennessee 37076
(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 1st day of May, 19 98

Donald E. Shelton
Donald E. Shelton

Caroline Shelton
Caroline Shelton

BOOK 10932 PG 866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Shelton and wife, Caroline Shelton

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 Hermitage, Tennessee, this 1st day of May, 19 98.

Commission expires 3/23/98

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 _____

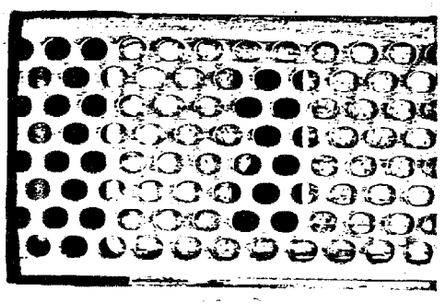
_____
Notary Public

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

7690 05/15 0060 DEED

463.25



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

RECEIVED OF _____

FOR _____ 10932 Pg 867

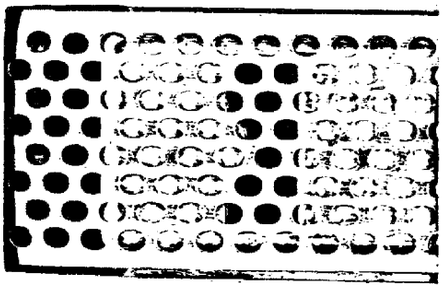
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 122500.00
CON TX 453.25
PRFEE 1.00
WDEED 8.00
TOTAL 462.25
CHECK 462.25

05/15/98 01 09:31 0001 7660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043826 I
IDENTIF. ↑ REFERENCE

98 MAY 15 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293664