BOOK 10965 PG 589

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Wayne Baugh (NAME)	Mortgage Resources, Inc. (NAME)	MAP 61-2
712 Marswen Drive (ADDRESS)	404 BNA Dr., Suite 400, Bldg.200 (ADDRESS)	PARCEL 40
Nashville, TN 37216 (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, Nellie Frances Legan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Wayne Baugh and Don N. Baugh, MARRIED (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 Lot No. 280, on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 280 fronts 100 feet on the southerly side of Marswen Drive and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Nellie Frances (Russell) Legan by Final Divorce Decree from Jerome Enoch Legan, of record in Book 6736, Page 578, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2481, Page 129, Register's Office for said County.

98 JUN -5 PM 2:34
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04470 83

unimproved ( )
This is improved (X) property, known as 712 Marswen Drive, Nashville, TN 37216
(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 3rd day of June 19 98

Nellie Frances Legan

FILE BOX 45

BOOK 10965 PG 590

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 Nellie Frances Legan, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 19 98.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF

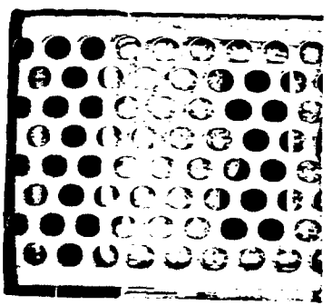
Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____, with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ 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

7049 06/05 0101 03CHECK 360.50



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

RECEIVED OF _____

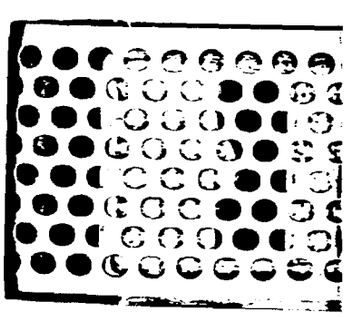
FOR _____

BOOK 10965 PG 591

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.50
				CHECK 360.50
06/05/98	01			14:37 0001 7049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447083
IDENTIF. ↑ REFERENCE

98 JUN -5 PM 2:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302943