Bk 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

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
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 40259
Dav. Co. File: Box 8

BOOK 11106 PAGE 755

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jeanne B. Gregory & Anthony Herrera<br>4101 Dorman Drive<br>Nashville, TN 37215 | FT MORTGAGE COMPANIED d/b/a Sunbelt<br>National Mortgage<br>10741 King William Drive<br>Dallas, TX 75220 |

**TAX MAP-PARCEL NUMBERS: 131-1-C-1**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglass M. Baillie and spouse, Joan G. Baillie,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jeanne B. Gregory and Anthony Herrera, as joint tenants with the right of survivorship, 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 Unit No. 4101, on the Plan of the Second Revision of Park Place, as of record in Book 4860, Page 124, and revised in Book 5050, Page 98, Register's Office for said County, as amended in Book 5056, Page 872; Book 5088, Page 360; Book 5151, Page 206; Book 5223, Page 789, Book 5293, Page 838; Book 5302, Page 667; Book 5316, Page 227; Book 5482, Page 252; Book 5614, Page 859, said Register's Office for said County, to which plan reference is hereby made for a more complete description;

BEING the same property conveyed to Douglass M. Baillie and wife, Joan G. Baillie by deed from Phillip N. Duncan, as Executor of The Estate of Mary Lynch Jarvis of record in Book 10164, Page 722, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 124, revised in Book 5050, Page 98, said Register's Office, is amended in instruements of record in Book 5056, Page 872; Book 6088, Page 360; Book 5151, Page 206; Book 5223, Page 789; Book 5293, Page 838, Book 5302, Page 667; Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 85, said Register's Office.; The Declaration of Covenants, Conditions and Restrictions of record in Book 5041, Page 433, Book 7565, Page 192, Book 10491, Page 211, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as:** 4101 Dorman Drive, Nashville, TN 37215

**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** on 8/28, 19 98.

Douglass M. Baillie

Joan G. Baillie

**State of** Tennessee
**County of** Davidson

On August 28, 19 98, before me the undersigned authority, personally appeared Douglass M. Baillie and Joan G. Baillie, 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.

Notary Public

My Commission Expires: 3/24/2001

MARY ELIZABETH CAMERON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

**State of** Tennessee
**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 337,000.00

Affiant

Sworn and subscribed before me on September 8, 19 98.

Notary Public

My Commission Expires:

DEBORAH GAIL JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 24, 2001

98 SEP 10 AM 10:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 048621.3

9809 09/10 0101 03CHECK 1257-90

Wldoc: Deed Wty QDoc

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

RECEIVED OF _____

FOR _____

BOOK 11106 PAGE 757

| | | |
|---|---|---|
| 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 | 337000.00 |
| CON TX | 1246.90 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 1257.90 |
| CHECK | 1257.90 |

09/10/98 01 10:18 0001 9035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0486213
IDENTIF. & REFERENCE

98 SEP 10 AM 10:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1344443