WARRANTY DEED

BOOK 11267 PAGE 986

AARON ADAMS 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 $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEONARD ORR	COUNTRYWIDE HOME LOANS, INC.	MAP 61-07
(NAME)	(NAME)	
1020 A MAPLEWOOD LANE	155 N. LAKE AVENUE	PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	PASADENA, CA 91109	239
(CITY) (STATE) (ZIP)	(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, SARAH SUE FERGUSON, now being SARAH SUE FERGUSON BAKER, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEONARD ORR AND WIFE, EVA M. ORR

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:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 61 on the plan of I. C. McMahon's Subdivision of part of the Maplewood Lands, as of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Maplewood Road and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to SARAH SUE FERGUSON by Deed of record in Book 6639, page 765, and originally by deeds of record in Book 5600, page 406, and Book 3925, page 590, Register's Office for Davidson County, Tennessee; the said SARAH SUE FERGUSON, now being SARAH SUE FERGUSON BAKER.

MAIL ENV.

98 DEC 28 PM 3:54

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

0529345

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1020 A MAPLEWOOD LANE, 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 22nd day of December 19 98

Sarah Sue Ferguson Baker

SARAH SUE FERGUSON BAKER

490 1101 CANCELLED 12/28/98

BOOK 11267 PAGE 987

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 SARAH SUE FERGUSON, now being SARAH SUE FERGUSON BAKER

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 GOODLETTSVILLE, Tennessee, this 22nd day of December, 19 98.

Commission expires March 23, 2002

Notary Public

AARON ADAMS
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 _____ 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11267 PAGE 988

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0529345
IDENTIF. # REFERENCE

98 DEC 28 PM 3:54
BILL G[illegible] REGISTER
DAVIDSON COUNTY, TN.

CAM	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	332.90
CHECK	332.90

12/28/98 01 15:52 0001 4903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406421

BOOK 11267 PAGE 989

BOOK 11267 PAGE 990

BOOK 11267 PAGE 991

BOOK 11267 PAGE 992

BOOK 11267 PAGE 993

BOOK 11267 PAGE 994

BOOK 11267 PAGE 995

BOOK 11267 PAGE 996

BOOK 11267 PAGE 997

BOOK 11267 PAGE 998

BOOK 11267 PAGE 999

BOOK 11267 PAGE 989

BOOK 11267 PAGE 990

BOOK 11267 PAGE 991

BOOK 11267 PAGE 992

BOOK 11267 PAGE 993

BOOK 11267 PAGE 994

BOOK 11267 PAGE 995

BOOK 11267 PAGE 996

BOOK 11267 PAGE 997

BOOK 11267 PAGE 998

BOOK 11267 PAGE 999

BOOK 11267 PAGE 989

BOOK 11267 PAGE 990

BOOK 11267 PAGE 991

BOOK 11267 PAGE 992

BOOK 11267 PAGE 993

BOOK 11267 PAGE 994

BOOK 11267 PAGE 995

BOOK 11267 PAGE 996

BOOK 11267 PAGE 997

BOOK 11267 PAGE 998

BOOK 11267 PAGE 999

BOOK 11267 PAGE 989

BOOK 11267 PAGE 990

BOOK 11267 PAGE 991

BOOK 11267 PAGE 992

BOOK 11267 PAGE 993

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BOOK 11267 PAGE 997

BOOK 11267 PAGE 998

BOOK 11267 PAGE 999

BOOK 11267 PAGE 989

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BOOK 11267 PAGE 995

BOOK 11267 PAGE 996

BOOK 11267 PAGE 997

BOOK 11267 PAGE 998

BOOK 11267 PAGE 999