WARRANTY DEED

BOOK 11401 PG. 48

KEVIN D. MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ben B. Baggett	Fifth Third Bank of Kentucky	MAP 161-5 #24
(NAME)	(NAME)	
5404 Bradfield Drive	250 W. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Lexington, KY 40507	
(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, Alison J. McCann Sargent and W. Bryan Sargent, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben B. Baggett and wife, Mona Baggett

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 Lot No. 55 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alison J. McCann and W. Bryan Sargent, as joint tenants with rights of survivorship, by deed from E. Lee Allen, a single person, of record in Book 8590, page 92, Register's Office for Davidson County, Tennessee. The said Alison J. McCann and W. Bryan Sargent having married and the said Alison J. McCann and Alison J. McCann Sargent being one and the same person. The said Alison J. McCann Sargent and W. Bryan Sargent having since divorced.

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

MAIL ENV.

99 MAR 26 AM 9:54

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unimproved ( )
This is improved (X) property, known as 5404 Bradfield Drive, Nashville, TN 37220
(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 25th day of March 19 99

Alison J. McCann Sargent

W. Bryan Sargent

W. Bryan Sargent

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 Alison J. McCann Sargent and W. Bryan Sargent, both unmarried

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 Nashville, Tennessee, this 25th day of March, 1999.

Commission expires March 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 11401 PG. 49

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

Warranty Deed from Alison J. McCann Sargent and W. Bryan Sargent, to Ben B. Baggett and wife, Mona Baggett.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CPEE	COMPUTER FEE	PBEE	PROBATE FEE

BOOK 11401 PG. 50

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[illegible]

[illegible]

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442770