WARRANTY DEED

BOOK 11446 PG. 263

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Perry Baker	SouthTrust Mortgage Corporation	MAP 102-08-0
(NAME)	(NAME)	
6505 Fleetwood Drive	5409 Maryland Way, Ste 100	PARCEL 097.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, Bertha Beatrice Wade, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Perry Baker and Kathleen O. Kiss both 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Horton Heights, Section X, as of record in Book 2133, page 32, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Fleetwood Drive at the corner of Lots Nos. 61 and 26; thence with the line between said lots southeasterly 216 feet to a point; thence north 83 deg. 58' east 105.2 feet to a point; thence north 22 deg. 12' east 77.4 feet to a point; thence north 49 deg. 47' west 265 feet to the margin of Fleetwood Drive; thence with the margin of same southwesterly 149 feet to the point of beginning.

Being the same property conveyed to Marshall Wade and wife, Bertha B. Wade, by deed from Ridgelawn Homes, Inc., as of record in Book 3802, page 258, Register's Office for Davidson County, Tennessee. Marshall Wade having since died.

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THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6505 Fleetwood Drive, Nashville, TN 37209
(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 21st day of April 19 99

Bertha B Wade

Bertha Beatrice Wade

98 APR 29 AM 11:09
RECEIVED
DAVIDSON CO. TN.

05718280

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertha Beatrice Wade, a widow

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 Franklin, Tennessee, this 21st day of April, 19 99.

Commission expires 10/22/01

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

LEGAL DESCRIPTION CONTINUATION

Restrictive covenants contained in an instrument of record in Book 2135, page 118, said Register's Office.

Plan of record in Book 2133, page 32, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11446 PG. 265

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

057828O

99 APR 26 AM 11:09

CASH	
	176000.00
CON TX	651.20
PRFEE	1.00
UCCFD	8.00
CFEE	2.00
TOTAL	662.20
CHECK	662.20

11:11 0001 6847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476784