47

BOOK 11476 PG. 160

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Joyce Faye Setters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joyce Faye Setters	FT Mortgage Companies	MAP 61-4
(NAME)	(NAME)	
1122 Haysboro Avenue	2974 LBJ Freeway, Suite 200	PARCEL 110
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, Texas 75234	
(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, Sherrie Lynn Baxter, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce Faye Setters

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 61 feet of Lot No. 10 and the westerly 8 feet of Lot No. 11 on the Map of Haysboro Estates, not of record, described as follows:

BEGINNING on the southerly margin of Haysboro Road at a point 122 feet west of the northwest corner of the property conveyed to W. J. Dodson and wife, by deed from Arcena R. Timberlake, et al, of record in Book 808, page 183, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said Road, westwardly 69 feet; thence southwardly 202.2 feet; thence easterly 69 feet; thence northwardly 202.2 feet to the beginning.

Being the same property conveyed to Sherrie Lynn Baxter and Roscoe C. Bearden by deedd from Lucille Harris Shannon Comer, a widow, of record in Book 7774, page 712, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Sherrie Lynn Baxter by deed from Roscoe C. Bearden and wife, Marie Bearden, of record in Book 9000, Page 730, Register's Office for Davidson County, Tennessee.

0586260

IDENTIFICATION REFERENCE

FILED
MAY 12 PM 2:26
REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5280 05/12 0101 03EHECK 314.40

unimproved ( )
This is improved (X) property, known as 1122 Haysboro Avenue, 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 7th day of May, 19 99

Sherrie Lynn Baxter

BOOK 11476 PG. 161

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 Sherrie Lynn Baxter

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 7th day of May 19 99

Commission expires 3/23/02

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

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK **11476** PG. **162**

0586260

IDENTIFICATION REFERENCE

99 MAY 12 PM 2:26

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
UDFEE	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

05/12/99 01 14:30 0001 5280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY-BANK

No. 1459925