WARRANTY DEED

BOOK 11677 PAGE 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00 +

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF September 19 99

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY N. BAKER	BANK OF AMERICA, N.A.	104-1-64
(NAME)	(NAME)	
209 37TH AVENUE NORTH	2059 NORTHLAKE PARKWAY	11W-80045
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	TUCKER, GA 30084	
(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, CINDY S. GRACIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY N. BAKER, A SINGLE PERSON

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 part of Lot No. 10, on the Plan of WESTDALE SUBDIVISION, of record in Book 547, page 50, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 10, which is a corner lot, fronts 66 feet on the westerly margin of 37TH AVENUE NORTH, formerly Pilcher Avenue, and fronts 143 feet on the northerly margin of Dakota Avenue, and extends back 144 feet on the northerly line and 66 feet on the westerly line to a point of intersection.

BEING the same property conveyed to CINDY SUE GRACIE, by deed from Jeffrey Wayne Sullivan, of record in Book 10852, page 670, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated August 30, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 209 37TH AVENUE NORTH, 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 23rd day of September, 19 99

Cindy S. Gracie

CINDY S. GRACIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11677 PAGE 16

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CINDY S. GRACIE

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 NASHVILLE, Tennessee, this 23rd day of September 19 99.

Commission expires November 27, 1999

J. PHILLIP JONES 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

*** CONTINUATION

400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

06399962

RELEASE REFERENCE

99 SEP 27 PM 2:22

ELL GARDNER REGISTER
DAVIDSON COUNTY, TN.

2843 09/27 0101 03CHECK 473.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11677 PAGE 17

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

0639962

INSTR. # REFERENCE

99 SEP 27 PM 2:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

09/27/99 01 14:25 0001 2842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520762