File Box 9B
First Title & Escrow Co., Inc.
16879

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38491 FILE BOX "7"

BOOK 11761 PAGE 465

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 386,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF NOVEMBER, 1999

Notary Public

MY COMMISSION EXPIRES My Commission Expires JULY 27, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL #
SARAH H. WILKINSON 8 Valley Forge Nashville, TN 37205	SUNSHINE MORTGAGE CORP. P.O. Box 9274 Marietta, GA 30065	116-8-A-8 7DA 72719

FOR AND IN 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 **I, NANCY S. BAKER and husband, STEVEN E. BAKER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SARAH H. WILKINSON, 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. 8 on the Plan of Sugartree, Phase 1, as of record in Book 4675, Page 141, **Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.**
and 142, amended in Book 4869, page 686, Book 5121, page 89, Book*

BEING the same property conveyed to Nancy S. Baker by Quitclaim Deeds of record in Book 5470, page 176; Book 7091, page 255 and Book 10006, page 885, Register's Office for Davidson County, Tennessee and by Warranty Deed from Daniel M. Van Sant and wife, Mildred B. Van Sant of record in Book 5366, page 377, Register's Office for Davidson County, Tennessee. The said Steven E. Baker, husband of Nancy S. Baker, joins in this conveyance for the purpose of conveying any right, title and interest that he has in said property by reason of the marital law or otherwise.

***Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93

Unimproved ( )
This is improved (X) property, known as **8 Valley Forge , Nashville, Tennessee 37205**
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 HANDS THIS 19th DAY OF NOVEMBER, 1999.

NANCY S. BAKER

STEVEN E. BAKER

6473
11/20 0101 03CHECK 1439.20

BILL
DAY 99
NOV 30 PM 1:46
GARNELL REGISTER
DAVIDSON COUNTY, TN.

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

0662225
REFERENCE

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

NANCY S. BAKER, MARRIED

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 19th day of November, 1999.

David P. Braun
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 27, 2002

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 STEVEN E. BAKER, MARRIED, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein maintained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of November, 1999.

David P. Braun
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 27, 2002

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11761 PAGE 467

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

0662225
IDENTIFICATION REFERENCE

99 NOV 30 PM 1:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	386000.00
CON TX	1428.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1439.20
CHECK	1439.20

11/30/99 01 13:46 0001 6473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544088

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