WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,800.00**

Michelle F. Carmical
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: 1-27-01
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200001310009540 Page: 1 OF 2
REC'D FOR REC 01/31/2000 10:14:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $406.26

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Mtn Treesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle F. Carmical	**FT Mortgage Companies d/b/a Sunbelt National Mortgage**	**150-11-206**
(NAME)	(NAME)	
712 Winters Haven Court	**2974 LBJ Freeway Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 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, **Teresa L. Baker F/K/A Teresa L. Crone**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle F. Carmical a unmarried woman**, 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. 325 on the Plan of Towne Village of the Country, Section Four-A of record in Plat Book 6250, Pages 20 and 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Teresa L. Crone unmarried by deed of record in Book 8755, Page 236, Register's Office for County, Tennessee.

unimproved
This is improved **X** Property, known as **712 Winters Haven Court, Antioch, TN 37013**
(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/our hand(s)** this.

Teresa L Crone

Teresa L Baker
Teresa L. Baker

Ronald J. Baker

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 Teresa L. Baker F/K/A Teresa L. Crone the bargainor(s), 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 Antioch, Tennessee, this **28th** day of **January , 2000.**

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires:
1-27-01

Shari A Thompson
Notary Public