RECORD AND RETURN TO: Amy NANCE
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38836** FILE BOX "7"

Instr:200005050045328 Page: 1 OF 2
REC'D FOR REC 05/05/2000 8:24:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $453.25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 122,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **28TH DAY OF APRIL, 2000.**

Notary Public

MY COMMISSION EXPIRES: 4/22/03

CROSS HANCE NOTARY PUBLIC AT LARGE TENN

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 #
BETHANY A. BAKER and JOSHUA NEWMAN	**SOUTHEASTERN MTG.**	**83-9-353**
1521 Forrest Avenue	**115 29th Avenue,S**	**23W 7200**
Nashville, TN 37206	**Nashville, TN 37212**	

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, SHIRLEY A. FUELL, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETHANY A. BAKER and JOSHUA NEWMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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 westerly 42.7 feet of Lot No. 65 on the Plan of Subdivision of the A.V.S., Lindsley 29 acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 65 fronts 42.7 feet on the northerly side of Forrest Avenue (also known as Forest Avenue) and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Shirley A. Fuell by deed from Alfred Bunetta and wife, Dawn Bunetta of record in Book 9588, page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Unimproved ( )
This is improved (X) property, known as **1521 Forrest Avenue, Nashville, Tennessee 37206**
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 28TH DAY OF APRIL, 2000.

X Shirley A. Fuell

SHIRLEY A. FUELL

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 SHIRLEY A. FUELL, UNMARRIED, 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 the 28th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02

