Realty 48 A

THIS INSTRUMENT PREPARED BY:
NORMAN B. JACKSON, ATTY
AMERICAN FIDELITY TITLE CO.,INC.
248 N. PETERS ROAD, SUITE 4
KNOXVILLE, TENNESSEE 37923

Instr:20000809007911 4 Page: 1 OF 2
REC'D FOR REC 08/09/2000 2:19:18PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $414.40

WARRANTY DEED

THIS INDENTURE, made this 20TH day of OCTOBER 1999 between

MARCELLA L. FERRAN, UNMARRIED

of Davidson County, Tennessee, First Parties, and

Dennis L. Baker

of Davidson County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Marcella L. Ferran, unmarried

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Revised Section Two, Harbor Gate, of record in Book 6250, page 33, Register's office for said County, to which plan reference is hereby made for a more complete description.

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

BEING THE SAME PROPERTY conveyed to Marcella L. Ferran, unmarried by Deed of record in Book 11230, page 464, in the Register's Office of Davidson County, Tennessee.

THIS DEED WAS PREPARED FROM THE DESCRIPTION CONTAINED IN WARRANTY DEED OF RECORD IN BOOK 11230 PAGE 464, REGISTER'S OFFICE, DAVIDSON COUNTY,TENNESSEE, WITHOUT BENEFIT OF SURVEY OR TITLE SEARCH AND THE PREPARER HEREIN MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY HEREIN CONVEYED.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Marcella L Ferran

MARCELLA L. FERRAN

STATE OF Tennessee
COUNTY OF Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MARCELLA L. FERRAN, UNMARRIED,** the within named bargainors, 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 contained.

Witness my hand and official seal at office, this 12 day of ~~OCTOBER~~ December 1999

Nancy J Hendricks
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/24/03
(NOTARY SEAL)

NANCY J. HENDRICKS NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

PROPERTY OWNER:
Dennis L. Baker
713 Bluewater Drive
Nashville, TN 37217

RESPONSIBLE TAXPAYER:
CTX Mortgage Company
P.O. Box 199000
Dallas, TX 75219

CLT # 150-02-215

Map & Parcel No: 150-02-215

STATE OF TENNESSEE, Williamson COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is

$ 112,000.00 (AFFIANT)

Subscribed and sworn to before me, this 28th DAY OF July, ~~1999~~ 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003