PICK-UP

Instr:200008170081508 Page: 1 OF 3
REC'D FOR REC 08/17/2000 11:22:41AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $339.46

This instrument was prepared by: **Gary D. Copas**, Attorney at Law
222 Second Avenue North, Suite 419
Nashville, Tennessee 37201

TROY BAINES and wife,
CYNTHIA DeBULA BAINES,

Grantors

TO

CAROLE M. REYNOLDS,

Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$91,745.12**.

Carole M Reynolds

SWORN to and subscribed before me on the 15th day of August, 2000.

Lee Ann Edmonds

NOTARY PUBLIC

My commission expires:
May 26, 2002

Name and Address of New Property Owner:	Name and Address of Person Responsible For Real Property Taxes:	Map & Parcel Nos.:
Carole M. Reynolds	**Carole M. Reynolds**	**052-05-0-A**
1204 Idlewild Place	**1204 Idlewild Place**	**235.00 CO**
Madison, Tennessee 37115	**Madison, Tennessee 37115**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty Thousand and No/100 Dollars ($30,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and other good and valuable CONSIDERATION, including the *Grantee's* assumption and promise to pay, and to hold the *Grantors* harmless therefrom, that mortgage indebtedness on the Property assigned to **Sunshine Mortgage Corporation** ("Sunshine Mortgage"), secured by a certain Deed of Trust of record in **Book 6864, Page 697**, in the Register's Office of Davidson County, Tennessee, assigned to Sunshine Mortgage by virtue of the Assignment of record in Book 6888, Page 42, in said Register's Office, **TROY BAINES** and wife, **CYNTHIA DEBULA BAINES**, the undersigned *Grantors*, have this day

bargained and sold, and do by these presents hereby sell, transfer and convey unto **CAROLE M. REYNOLDS** (herein referred to as the "*Grantee*"), her heirs and assigns, all our interests and title in and to, and do hereby expressly CONVEY to the *Grantee*, her heirs and assigns, a certain tract or parcel of land together with all improvements and appurtenances thereto lying and situated in Davidson County, Tennessee (herein referred to as the "Property"), described to-wit:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of IDLEWILD SUBDIVISION, of record in Book 6250, page 371, as amended in Book 6250, page 563, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said Lot.

This is **improved** property with the street and post-office address of **1204 Idlewild Place, Madison, Tennessee 37115**.

SOURCE OF TITLE AND INTEREST: BEING the same property conveyed by deed from Michael G. Sykes and wife, Tany Goodman Sykes, to Troy Baines and wife, Cynthia DeBula Baines, dated July 3, 1995, and recorded on August 4, 1995, in **Book 9753, Page 552**, in the Register's Office of Davidson County, Tennessee; the said deed being the last recorded instrument by which the *Grantors* took the interest and title to and in the said property being hereby conveyed.

The above legal description is the same, *except for the reference therein to Book 371, Page 371,* as in the said deed in Book 9753, Page 552, in the said Register's Office; being the previous deed of record.

SUBJECT TO:

1. Said Deed of Trust of record in **Book 6864, Page 697**, in said Register's Office, to secure to **Sunshine Mortgage Corporation** a mortgage indebtedness as of this date in the present unpaid principal sum of $61,745.12.

2. **Declarations of Covenants, Conditions and Restrictions** of record in **Book 6514, Page 516**, and amended in **Book 6620, Page 308**, in said Register's Office.

3. All matters as shown on the recorded plan referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

ESCROW ASSIGNMENT: The *Grantors* assign and transfer to the *Grantee* all their rights, title and interest in and to the escrow account, and all moneys therein, held by the mortgagee, Sunshine Mortgage.

TO HAVE AND TO HOLD said real property with all improvements, appurtenances, estate, title and interest thereto belonging to the said *Grantee*, **Carole M. Reynolds**, her heirs and assigns in fee simple forever. And WE do **COVENANT** with the said *Grantee* that

are lawfully seized and possessed of said property; that WE have a good and lawful right to convey it; and that the same is unencumbered *except as otherwise herein set out.* And WE do further **COVENANT** and bind ourselves, our heirs and assigns, to **WARRANT** and forever defend the title to said property to the said *Grantee*, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, WE have subscribed ours name hereto on this the 15th day of August, 2000.

TROY BAINES, *Grantor*

CYNTHIA DeBULA BAINES, *Grantor*

CERTIFICATE OF ACKNOWLEDGMENT

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Lee Ann Edwards, the undersigned Notary Public of the aforesaid County and State, **Troy Baines** and wife, **Cynthia DeBula Baines**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this said 15th day of August, 2000.

Lee Ann Edwards
NOTARY PUBLIC

My commission expires:
May 26, 2002

LEE ANN EDWARDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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