WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 10/12/00 12:40 2pgs
Fees:11.00 Taxes:588.30
20001012-0101467

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua C. Baber	Mortgage Investors Group	Map 110
(NAME) 3524 Earhart	(NAME) 8320 E. Walker Springs Lane	Group 0
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Knoxville, TN 37923	Parcel 136
(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,

Patricia Evans Stinson, unmarried

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua C. Baber , and Michael D. Baber , both unmarried

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILSON~~ **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the center of Earhart Road, said point being south 529.8 feet from the intersection of the center line of said Earhart Road and Hessey Road, said point also being the southeast corner of the property conveyed to Charles E.Kroh, et ux by deed from Billy V. Hilgadiach, et ux, of record in Book 4010, page 10, Register's Office for Davidson County, Tennessee; thence South 86 deg. 25' west 968.0 feet to a point; thence south 4 deg. 15' west 137.6 feet to a point; thence north 86 deg. 25' east 1015.0 feet to a point in the center line of Earhart Road; thence with the center line of Earhart Road, north 16 deg. 22' west 142.0 feet to the point of beginning.

Being the same property conveyed to Michael D. Baber and wife, Tricia C. Baber by deed from Dennie R. Dill and wife, Nancy L. Dill of record in Deed Book 5085, Page 777, Register's Office for Davidson County, Tennessee and further conveyed to Patricia Evans Baber (now Patricia Evans Stinson on and the same person) by Quitclaim Deed from Patricia Evans Baber and Michael Douglas Baber.

Patricia Evans Stinson, Patricia Evans Baber and Tricia C. Baber are one and the same person.

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

unimproved ☐
This is improved ☒ property, known as 3524 Earhart, Mt. Juliet, TN 37122
(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 18th day of September, 2000.

Patricia Evans Stinson

STATE of TENNESSEE
COUNTY of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Evans Stinson 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 this 18th day of September, 2000
My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File Number200008252
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122