WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/01 10:43 2pgs
Fees:11.00 Taxes:388.50

20010214-0014201

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF JANUARY, 2001**

Notary Public

MY COMMISSION EXPIRES: 2-15-01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy H. Beahan	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**62-2A-71**
(NAME)	(NAME)	
2609 Paddle Wheel Drive	**P.O. Box 146**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Memphis, TN 38101**	
(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, **Elizabeth A. Baker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy H. Beahan, married**, 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. 60-B on the Plan of River Trace Estates, Section 1, Phase 1, of record in Book 6250, Pages 996 and 997, Register's Office for Davidson County, Tennessee.

Said Lot No. 60-B fronts 40.66 feet on the easterly margin of Paddle Wheel Drive and extends back 152.42 feet on the southerly line and 153.21 feet on the northerly line to a bead line in the rear measuring 59.72 feet thereon.

Being the same property conveyed to Darrell A. Baker and his wife, Elizabeth A. Baker by deed of record in Book 7347, Page 523, Register's Office for Davidson County, Tennessee.

The said Darrell A. Baker having since died.

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

unimproved ☐

This is improved ☒ property, known as **2609 Paddle Wheel Drive, Nashville, TN 37214**

(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 **31st day of January, 2001**.

Elizabeth A. Baker

Elizabeth A. 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 Elizabeth A. Baker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2000.

Notary Public

Commission expires:

2-18-01

