OP

Realty 48A

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2002.

Notary Public
My commission expires: 05/30/04

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Davidson County DEEDWARR
Recvd: 07/29/02 11:07 2pgs
Fees:13.00 Taxes:440.30

20020729-0090450

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Elizabeth Beeson 818 East Campbell Road Madison TN 37115	First Horizon Home Loan P.O. Box 146 Memphis, TN 38101	033-15-0 058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John B. Baker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sarah Elizabeth Beeson, hereinafter called the Grantees, their successors 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. 119 on the Plan of Primrose Acres Subdivision, Section II of record in Book 2900, Pages 43 and 44, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John B. Baker by quitclaim deed from John B. Baker and wife, Mabel H. Baker, Trustees, dated December 28, 2001, recorded in Instrument No. 20011228-0143731, Register's Office for said County. Mabel H. Baker having since died.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 818 East Campbell Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of July, 2002.

John B. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John B. Baker, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of July, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

