Davidson County DEEDWARR
Recvd: 12/02/02 09:26 2pgs
Fees:13.00 Taxes:464.35

20021202-0147675

JENNIFER P. BROWN NOTARY PUBLIC HARNETT COUNTY, NC

~~STATE OF TENNESSEE~~ NorthCarolina
~~COUNTY OF Davidson~~ Harnett County }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2002

Jennifer P. Brown
Notary Public

MY COMMISSION EXPIRES 10-01-2005

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles Perez (NAME)	Bank of America Mortgage (NAME)	63-16-A-41CO
644 Granwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2059 Northlake Parkway (STREET ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (P.O. ZIP)	Tucker, GA 30084 (CITY)(STATE) (ZIP)	

FOR AND IN 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, Richard C. Baker and Roni K. Baker, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Perez, unmarried, 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:

Being Lot No. 164 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551 and 552, and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plate reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard C. Baker and wife, Roni K. Baker, of record in Book 9209, page 980, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

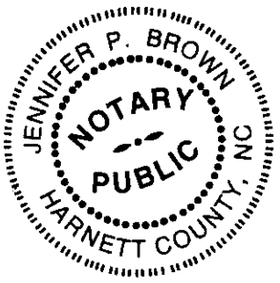
Unimproved ( )
This is improved (XX) property, known as 644 Granwood Blvd., Old Hickory, TN 37138.

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. Whenever 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 our hands (seals) this 13th day of November, 2002.

Richard C. Baker
Richard C. Baker

Roni K. Baker
Roni K. Baker



STATE OF ~~TENNESSEE~~ North Carolina

COUNTY OF ~~Davidson~~ Harnett }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Richard C. Baker and Roni K. Baker, husband and wife, 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, this 13th day of November, 2002.

Commission expires 10-01-2002

Jennifer P. Brown
Notary Public

STATE OF ~~TENNESSEE~~

COUNTY OF ~~Davidson~~ }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ attorney-in-fact for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of November, 2002.

My Commission Expires:_____

_____
Notary Public

STATE OF ~~TENNESSEE~~

COUNTY OF ~~Davidson~~ }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of November, 2002.

My Commission Expires:_____

_____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282