WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Kaley Junkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/28/03 11:04 2pgs
Fees:13.00 Taxes:255.30
20030528-0071760

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaley Junkins	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	Map 034-14-0 064.00
(NAME) 1408 Bain Drive	(NAME) 10741 King William Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas Texas 75220	
(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, Judith Biggs Williams Sadler, Executrix of the Estate of Nannie W. Biggs Baxter , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kaley Junkins, 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. 49 on the Plan of Stanley Heights, being a resubdivision of Lot Nos. 34, 35, 36, 37, 38, 41, 42, 43, and 44 on the plan of Edgemeade Farms, as of record in Plat Book 547, Page 89-90, Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nannie W. Biggs and husband John William Baxter by deed from Nannie W. Biggs aka Nannie W. Biggs Baxter as of record in Book 5668, Page 584, Register's Office for Davidson County, Tennessee, executed on 10/22/80 and filed on 10/23/80.
Also Being the same property conveyed to Nannie W. Biggs by deed from James Edward Harrison and wife, Barbara J. Harrison, of record in Book 4637, Page 963, Register's
This conveyance is subject to any and all existing easements and restrictions of record. Office for Davidson Co.
Tennessee.
John William Baxter since being deceased.

unimproved ☐

This is improved ☒ property, known as 1408 Bain Drive, Madison, TN 37115
(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 our hands this 13th day of May, 2003.

The Estate of Nannie W. Biggs Baxter

By: Judith Biggs Williams Sadler Executrix
Judith Biggs Williams Sadler, Executrix

Attest:

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Judith Biggs Williams Sadler, Executrix of the Estate of Nannie W. Biggs Baxter the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/13/2003

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

File Number2304770
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122