Davidson County DEEDWARR
Recvd: 04/16/04 08:48 2pgs
Fees:13.00 Taxes:851.00

20040416-0042849

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES: 3-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Roselle Stark
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2003

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES (AFFIX SEAL) 3/26/05

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW OF TENNESSE LLC 907 RIVERGATE PARKWAY D1, GOODLETTSVILLE, TN 37072

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
ROSELLE STARK	IMPAC FUNDING CORPORATION	91
4804 DAKOTA AVENUE	1401 DOVE STREE, STE 100	Group 15
NASHVILLE, TN 37203	NEWPORT BEACH, CA 92260	Parcel 311
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LINDA DELIGNE and JAMES LEO BAKER, both unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSELLE STARK** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 705 of Block 32, on the map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 705 fronts 50 feet on the north side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Leo Baker and wife Decima Allene Baker by Deed dated September 6, 1999 of record in Book 4055 page 876 Regsiters Office for Davidson County Tennesee, the said Decima Alene Baker having since dies on May 1, 2002, James Leo Baker having susequently conveyed his interest to James Leo Baker and Linda Deligne by deed dated January 9, 2003 of record in Instrument # 20030109-0004452, said Regsiters Office.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Rastrictive Covenants of record and any and all matters in the plat of record in Plat Book 57, Page 109; and any and all easememnts, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

This is ☐ Unimproved
☒ Improved property known at **4804 DAKOTA AVENUE** (House No.) (Street) (P.O.Address) **NASHVILLE,** (City or Town) **TN** (State) **37203** (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 not covenant with the said GRANTEES that we are lawfully seized and possessed of said and in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 my hand this **10th day of December, 2003**

Linda Deligne
LINDA DELIGNE

James Leo Baker by
Carol Joscelyn as Attorney in Fact
JAMES LEO BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, within named LINDA DELIGNE and JAMES LEO BAKER be within named bargainors, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at DAVIDSON COUNTY, this **10th day of December, 2003**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

CARMEN COATS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of DECEMBER, 2003 before me personally appeared CAROL DEAN JOSCELYN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES LEO BAKER and who acknowledged that she executed the same as the free act and deed of JAMES LEO BAKER.

Witness my hand and official seal at DAVIDSON COUNTY, this **10th day of December, 2003**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

CARMEN COATS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05