Davidson County DEEDWARR
Recvd: 02/18/05 10:46 2 pgs
Fees:13.00 Taxes:233.10

20050218-0018499

WARRANTY DEED

B-MSM-05-3244

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Baker	Wilmington Finance, a division	
3244 Doverside Drive (ADDRESS)	401 Plymouth Road, Suite 400 (ADDRESS)	050.14-0-084.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Plymouth Meeting, PA 19462 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONY D. MACON AND WIFE, DELIZANNE MACON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. BAKER, ☆ hereinafter called the Grantee(s), their heirs and assigns, that 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. 669 ON THE PLAN OF PARKWOOD ESTATES, SECTION IV, AS OF RECORD IN BOOK 330, PAGE 79, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 669 FRONTS 77.5 FEET ON THE SOUTHERLY MARGIN OF DOVERSIDE DRIVE AND RUNS BACK BETWEEN LINES, THE WESTERLY LINE BEING 150.0 FEET AND THE EASTERLY LINE BEING 150.0 FEET TO A LINE IN THE REAR MEASURING 70.7 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY D. MACON AND WIFE, DELIZANNE MACON BY WARRANTY DEED FROM ESTATE OF MABEL LEE CARTER RECORDED THE 9TH DAY OF MAY, 1996 IN DEED BOOK 10045, PAGE 616, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 3300, page 79, Register's Office for Davidson County, Tennessee.

☆unmarried

unimproved ( )
This is improved (X) property, known as 3244 Doverside Drive, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of February, 2005.

Anthony D. Macon

By Attorney-in-fact Delizanne Macon

Delizanne Macon

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Delizane Macon, 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 Anthony D. Macon and acknowledged that he/she executed the same as the free act and deed of the said Anthony D. Macon.

Witness my hand and official seal at
Nashville, TN
on this the 14th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delizanne Macon, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 14th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903