Davidson County DEEDWARR
Recvd: 03/24/08 14:28 2 pgs
Fees:13.00 Taxes:295.63
20080324-0029119

WARRANTY DEED

(Prepared from information provided by the **grantor**)

ADDRESS NEW OWNER IS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Barney and Joyce Baggott	Same	08614
NAME	NAME	
12 Honesty Lane		000500
ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
Greenbrier, AR 72058		
(CITY) (ST) (ZIP)	(CITY) (ST) (ZIP)	

FOR AND IN CONSIDERATION of Seventy-Nine Thousand, Nine hundred and 00/100 dollars ($79,900.00), cash in hand paid, by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I: Janie R. Love, unmarried, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Barney S. Baggott and wife, Joyce A. Baggott, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Zoned Lot 1-A on the Plan of the Zone lot division of Lot Nos. 1-6 of Park Manor Subdivision, of record in Book 6900, Page 29, Register's office for Davidson County, to which Plan reference is made for a complete legal description.

BEING the same property conveyed to Janie R. Love, unmarried, by Warranty Deed from Thomas W. Grumke and wife, Jane Barry-Grumke, of record in Book 7190, Page 632, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6900, Page 29, and Book 7066, Page 258, said Register's Office; easements and setback lines as set forth on the above plan or record.

This is improved property known as 103 Victoria Lane, Hermitage, Tennessee 37076. The map number is 08614, and the parcel number is 000500.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $79,900.00.

AFFIANT

Subscribed and sworn to before me, this the 24 day of March, 2008.

My commission expires: (Affix Seal)

Notary Public

REBECCA J. WALDRUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2011

REBECCA J. WALDRUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2011

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, or all liens shall be paid in full with monies received on the date this document is signed; 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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand, this 24 day of March, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Janie R. Love

REBECCA J. WALDRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

Prepared By:
ELLEN TAYLOR TURLEY
Stones River Professional Building
3515 Central Pike, Suite 102
Hermitage, TN 37076
FAX: 391-5866
(615) 889-5350

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca J. Waldrum, a Notary Public in and for said County and State, the within named Janie R. Love, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of March, 2008.

REBECCA J. WALDRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

Rebecca J. Waldrum
NOTARY PUBLIC

My commission expires: