Send TAX Statement To Robert E. Baker, Trustee

BOOK 4474 PAGE 936

COUNTY COURT CLERK'S DEED

Map 107

Par 20.1, 21

51092

THIS INDENTURE made this the 2nd. day of December, 1970, between mf

R. E. Worrall, Clerk of the County Court at Nashville, for Davidson County, Tennessee, and Robert E. Baker, Trustee with full power to mortgage, sell, convey and encumber without joinder of any Beneficiary

WITNESSETH

That by a decree of said Court in the cause of

WILLIAM FARMER vs. ELIZABETH DUNN, ET AL

and entered on page 62 of Minute Book 215, title to the hereinafter described land was vested in the purchaser Robert E. Baker, Trustee with full power to mortgage, sell, convey and the said encumber without joinder of any beneficiary

and whereas the Clerk is directed to execute and acknowledge a deed of conveyance to the said purchaser Robert E. Baker, Trustee with full power to mortgage, sell, convey and the said encumber without joinder of any beneficiary; and whereas

has complied with his bid according to the terms of said decree by paying into Court the sum of

Twenty-two Thousand Five Hundred and no/100 ($22,500.00) Dollars

Seven Dollars, Fifty Cents

NOW, THEREFORE, in order to carry into effect said decree, and in consideration of the sum of ~~XXXXXX~~ as paid to the said Clerk, R. E. WORRALL, the receipt of which is hereby acknowledged, the said R. E. WORRALL, as such Clerk, doth hereby transfer and convey to the said Robert E. Baker, Trustee with full power to mortgage, sell, convey and encumber without joinder of any beneficiary, his successors and heirs and assigns forever, all right, title and interest of all the parties to this suit in and to said tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Thomas Pooles' Lands, as of record in Book 161, page 103, Register's Office for said County, and described according to a survey by John M. Sullivan, dated September 19, 1970, as follows:

PARCEL I:
BEGINNING at a concrete monument in the easterly margin of Massman Drive, in the northerly boundary of Patricia Heights Annex Subdivision, as of record in Book 2900, page 37; thence along the easterly margin of Massman Drive, North 31° 12' West 136.4 feet to a point; thence North 27° 39' West 99 feet to an iron pin in Robert E. Couch and wife's southerly boundary line; thence with the same, North 71° 05' East 654.2 feet to an iron pin; thence South 23° 55' East 94.8 feet to an iron pin; thence South 26° 15' East 145.3 feet to a concrete monument; thence South 25° 04' East 145.9 feet to a concrete monument; thence South 23° 37' East 98 feet to an iron pin in concrete in the northerly boundary of Patricia Heights Annex Subdivision, above referred to; thence with the same, North 87° 41' West 268.4 feet to an iron pin; thence North 88° 25' West 453.8 feet to the point of beginning, containing 5.27 acres.

PARCEL II:
Being triangular in shape and lying west of Massman Drive, and described as follows:

BEGINNING at a concrete monument in the west margin of Massman Drive, being the south east corner of the land herein described; thence along said Drive, North 31° 12' West 101 feet to a point; thence North 27° 39' West 29.8 feet to a point in the west boundary of the original tract; thence with the same, South 19° 54' West 196.3 feet to an iron pin; thence South 85° 22' East 26.2 feet to the point of beginning, containing 0.03 acres.

TO HAVE AND TO HOLD said land with all the hereditaments and appurtenances thereunto belonging to the said Robert E. Baker, Trustee, with full power to mortgage, sell, convey and ~~encumber without joinder of any beneficiary, his successors and heirs and~~ assigns forever.

In Witness Whereof, the said R. E. WORRALL, Clerk of the County Court as aforesaid, affixes his hand and seal on the date first above written.

R E Worrall

County Court Clerk

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:

BOOK 4474 PAGE 937

Personally appeared before me, F. Spiller Campbell, Jr., a Notary Public, in and for said County and State, the within named R. E. WORRALL, Clerk of the County Court, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed for the purposes therein contained.

Witness my hand and official seal this the 2nd. day of December, 1970.

F. Spiller Campbell Jr.
Notary Public

My Commission Expires: May 10, 1971

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ [illegible]

Subscribed and sworn to before me this 20th day of Jan. 1971

Deputy Register C. W. Riggs

This Deed prepared by Office of R. E. Worrall, County Court Clerk

COUNTY COURT CLERK'S DEED

R. E. WORRALL
COUNTY COURT CLERK OF DAVIDSON COUNTY, TENNESSEE

TO

Robert E. Baker, Trustee with full power to mortgage, sell, convey and encumber without joinder of any beneficiary, his successors and assigns forever

302564

IDENTIF. REFERENCE

JAN 20 2 53 PM '71

REGISTER DAVIDSON COUNTY, TENN.

JAN 20 71	CONV	22,500.00			
JAN 20 71	S'TAX		A*	58.50	
JAN 20 71	PR'FEE		A*	.50	
JAN 20 71	W'DEED		A*	3.00	* 62.00