This instrument prepared by Robert L. Jackson, Attorney, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4514 PAGE 478

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Essie Wilson (NAME)	Same (NAME)	Map 75-13
235 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 49
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

----------Ten ($10.00) and no/100---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Katherine G. Baker

have this day bargained and sold, and do hereby transfer and convey unto the said

Essie Wilson

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Lot No. 254 on the Map of Hermitage Hills Subdivision, Section 2, as of record in Book 2900, page 94, Register's Office for Davidson County, Tennessee, as revised in Book 2900, page 112, said Register's Office.

Said Lot No. 254 fronts 80.0 ft. on the northeasterly margin of Jacksonian Drive and extends back 147.1 ft. on the southeasterly line and 144.7 ft. on the northwesterly line, to a dead line in the rear, measuring 80.2 ft. thereon.

Being the same property conveyed to Katherine G. Baker by deed from Charles D. Baker and wife, Virginia Baker, of record in Book 4215, page 502, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 24 day of June, 19 71

Affiant: Essie Wilson

My commission expires: 2-1-75 (Affix Seal)

Notary Public: Lou L. Wright

This is improved ( ) unimproved (X) property, known as 235 Jacksonian Drive, Hermitage, Tenn. 37076 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Essie Wilson

her *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Essie Wilson

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 24th *day of* June, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine G. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Katherine G. Baker, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 24 *day of* June, *19* 71

Commission expires 2-1-75 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUN 25 71 CONV 15,000.00
JUN 25 71 S TAX A* 39.00
JUN 25 71 PR FEE A* .50
JUN 25 71 W DEED A* 3.00 * 42.50

WARRANTY DEED

FROM
Katherine G. Baker
TO
Essie Wilson

B 2 0 4 3 4

IDENTIF. REFERENCE

JUN 25 9 29 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE