This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
[illegible]

WARRANTY DEED
ATC-167228

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
72-6-263	Bobby E. Baker same as below	Commerce Union Bank P. O. Box 60387 Nashville, Tennessee
FIELD BOOK NUMBER(S) 15DA-12155	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1124 McGavock Pike	LOAN OR ACCOUNT NO. 221-3 PROPERTY IS [x] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated November 21, 1966, in the original principal sum of $7,400.00, payable to Commerce Union Bank, in monthly installments of $44.37 including principal and interest at the rate of 6% per annum, and being secured by a deed of trust executed by Jackie H. Gross and wife, Lena Frances Gross, to C. D. Rippy, Trustee, of record in Book 4079, page 649,

CHARLES J. PATRICK and wife, MARIE M. PATRICK

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BOBBY E. BAKER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County.

Said Lot No. 23 fronts 50.0 feet on the southerly margin of McGavock Pike (formerly Maxey Avenue) and runs back between parallel lines measuring 200.0 feet on each line to an alley in the rear, measuring 50.00 feet thereon.

Being the same property conveyed to Charles J. Patrick and wife, Marie M. Patrick, by deed from Thomas D. Gupton and Thomas M. Moore of record in Book 4481, page 55, Said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of November, 1971.

Marie M. Patrick

Charles J. Patrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4551 PAGE 292

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles J. Patrick and wife, Marie M. Patrick the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of November, 1971.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,405.56

Bobby E. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 71

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL) Helen W. Scott
Notary Public

WARRANTY DEED
REF: VS

FROM
CHARLES J. PATRICK AND WIFE

TO
BOBBY E. BAKER

B 3 7 0 1 5

IDENTIF. REFERENCE

Nov 8 9 16 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, NOV-85 CONV *8,405.56 a Notary Public in and for the State and County aforesaid, personally appeared NOV-85 S'TAX and A* 21.84, with whom I am personally acquainted, and who upon oath acknowledged NOV-85 PR'FEE A* .50 to be the _____ and NOV-85 W'DEED, respectively, of A* 4.00 * 26.34, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public