BOOK 4761 PAGE 891
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This Instrument Prepared by:
Louis Farrell, Jr., Attorney
921 J. C. Bradford Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dannie C. Baker and wife, Roseann Baker	Same	83-14 353
(NAME)	(NAME)	
1612 Shelby Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 ($10.00)---------- *Dollars,*
and other good and valuable consideration, receipt of which is hereby acknowledged

First American National Bank, Executor of the Estate of Icy Warren Benson

have this day bargained and sold, and do hereby transfer and convey unto the said Dannie C. Baker and wife, Roseann Baker

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 17 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said lot fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being property vested in First American National Bank, as Executor under the Will of Icy Warren Benson, whose Will is probated under Rule No. 58246, dated March 5, 1973, of record in Will Book , page , Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ $13,000.00

Subscribed and sworn to before me, this the 29th day of October 1973

Affiant Virginia G Baker

My commission expires: Aug. 12 1974 (Affix Seal)

Notary Public Steven C. Cavanaugh

NOTARY PUBLIC STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 1612 Shelby Avenue Nashville Tennessee
(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 Dannie C. Baker and wife, Roseann Baker

their *(successors),*
heirs and assigns forever. It *covenants that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for taxes for 1973, which are assumed by Purchasers.

It *further covenants and binds* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dannie C. Baker and wife, Roseann Baker
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* *this* 29th *day of* October, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

First American National Bank executes and acknowledges this instrument solely in its capacity as Executor and no further or otherwise.

FIRST AMERICAN NATIONAL BANK, EXECUTOR
OF THE ESTATE OF ICY WARREN BENSON
BY: [signature]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named bargainor....., 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.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, LARRY B. ELEY, a Notary Public of the State and County aforesaid, personally appeared Bob L. Andrews with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President + Trust Officer of the First American National Bank the within named bargainor, a corporation, and that he as such Vice-President & Trust Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Vice-President + Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee this 22nd day of October, 19 73

Larry B. Eley
Notary Public

Commission expires 4-30-75

LARRY B. ELEY ★ NOTARY PUBLIC ★ DAVIDSON CO. TENN. ★ EXPIRES APR. 30, 1975

WARRANTY DEED

FROM

First American National Bank
Executor of the Estate of Icy
Warren Benson

Dannie C. Baker, et ux

NOV-73	CONV	13,000.00			
NOV-73	S'TAX		A*	33.80	
NOV-73	PR'FEE		A*	.50	
NOV-73	W'DEED		A*	4.00	* 38.30

C 30647

IDENTIF. REFERENCE

NOV 5 1 15 PM '73

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

E. le for Agent