This instrument prepared by:
David G. Gray, Attorney
1133 Stahlman Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5028 PAGE 913

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Baker-Harwell & Associates, Inc.	Same	
(NAME:) 2517 Lebanon Road	(NAME:)	85-7
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37214	(STREET ADDRESS)	135
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty seven thousand seven hundred fifty and no/100 ($37,750.00) *Dollars,* cash in hand paid by Baker-Harwell & Associates, Inc., a Tennessee Corporation, receipt of which is hereby acknowledged, First American National Bank, in its capacity as Trustee under the Will of Grace M. Winn, deceased, and in no other capacity or otherwise

has

have this day bargained and sold, and do hereby transfer and convey unto the said Baker-Harwell & Associates, Inc.

its *(successors), ~~heirs~~ and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County.
Said Lot No. 249 fronts 163.7 feet on the west side of Downeymeade Drive and runs back between lines, 316.92 feet on the north line and 222 feet on the south line to a dead line in the rear on which it measures 172.23 feet.

Being the same property conveyed to C. Lawrence Winn and Wife, Grace M. Winn, by deed from Grady W. Huffman and Wife, Kathryn P. Huffman, of record in Book 3370, page 113, Register's Office for said County. The said property was subsequently devised to First American National Bank of Nashville, Tennessee, Trustee, under the Will of Grace M. Winn, deceased, of record in Will Book 115, page 725, County Court of Davidson County, Tennessee, the said C. Lawrence Winn having predeceased his wife.

This conveyance is subject to easements and conditions on the plan of record in Book 2900, pages 83 and 84, and restrictive covenants of record in Book 3066, page 219, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,750.00

Affiant

Subscribed and sworn to before me, this the 25th day of May 19 76

Notary Public

My commission expires: 7-30-79 (Affix Seal)

This is improved (x) unimproved property, known as 204 (House Number) Downeymeade Drive (Street), Nashville (P. O. Address: City or Town), Tennessee

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

Baker-Harwell & Associates, Inc.

its *(successors),*

heirs and assigns forever. Grantor *covenant 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 as above stated and for taxes for 1976 which have been prorated and assumed by grantee. Grantor *further covenant and bind* itself, its successors and assigns *heirs and representatives, to warrant and forever defend the title to said real estate to said* Baker-Harwell & Associates, Inc., its

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

Witness hand this 25th *day of* May, 1976., *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 of Nashville, Tennessee, Trustee U/W Grace M. Winn, dec.
By: Emmett Russell III
Emmett Russell, III, Trust Officer

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, Evelyn N. Smith, *a Notary Public of the State and County aforesaid, personally appeared* Emmett Russell, III, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Trust Officer *of the* First American National Bank of Nashville, Tennessee *the within named bargainor, a corporation, and that* he *as such* 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* Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee *this* 25th *day of* May, *19*76.

Evelyn N. Smith *Notary Public*

Commission expires 7-30-79

EVELYN N. SMITH NOTARY PUBLIC DAVIDSON COUNTY

MAY25'76	CONV	37,750.00			
MAY25'76	S'TAX		B*	98.02	
MAY25'76	PR'FEE		B*	.50	
MAY25'76	W'DEED		B*	4.00	* 102.52

WARRANTY DEED

FROM First American National Bank, Trustee, etc.

TO Baker-Harwell & Associates, Inc.

D 50819

IDENTIF. REFERENCE

MAY 25 2 29 PM '76

FELIX E. [illegible] 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