BOOK 5040 PAGE 957

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen C. Baker, et ux (NAME)	Commerce Union Bank (NAME)	130-5
128 Taggart Avenue (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	74
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harry Hunter Husband, Jr. and wife, Rosemary Thomas Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen C. Baker and wife, Jacalyn R. Baker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 13 of Block "G" of the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said lot fronts 100 feet on the north side of Taggart Avenue, and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Harry Hunter Husband, Jr. and wife, Rosemary Thomas Husband, by deed from Lucian G. Guthrie and wife, Jo-Ann Guthrie, of record in Book 4613, page 428, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 128 Taggart Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of June, 19 76

Harry Hunter Husband, Jr.
Harry Hunter Husband, Jr.

Rosemary Thomas Husband
Rosemary Thomas Husband

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan R. Thomas, a Notary Public in and for said County and State, the within named Harry Hunter Husband, Jr. and wife, Rosemary Thomas Husband 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 29 day of June, 1976

Commission Expires: 11-25-79

Susan R. Thomas
Notary Public

STATE OF)
COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon this oath, their several oath(s) acknowledged (himself, themselves) to be the and the respectively of the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

HARRY HUNTER HUSBAND, JR. and wife, ROSEMARY THOMAS HUSBAND

TO

STEPHEN C. BAKER and wife, JACALYN R. BAKER

D 5 8 3 5 7

RECEIVED FOR REFERENCE

JUL 1 3 09 AM '76

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

Filed Box 6

JUL-1 76	CONV	43,000.00			
JUL-1 76	S'TAX		B*	111.80	
JUL-1 76	R'FEE		B*	.50	
JUL-1 76	M'DEED		B*	4.00	* 116.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 43,000.00

Stephen C. Baker
Affiant

Subscribed and sworn to before me this 29 day of June, 1976

My Commission Expires: 11-25-79

Susan R. Thomas
Notary Public