Instrument Prepared By:
B. HERBERT

BOOK 5088 PAGE 273

Kelley, Herbert & Crawford
Floor, L & C Tower
ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-3-43	Mr/Mrs Arthur Luna	Home Federal Savings & Loan 230 4th Avenue, North Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-34014	600 Continental Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

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

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOV16	CONV	31,000.00			
NOV16	S'TAX		B*	30.60	
NOV16	PR'FEE		B*	.50	
NOV16	W'DEED		B*	4.00	* 85.10

CAROLYN DOWNEY BAKER, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ARTHUR LUNA AND WIFE, PATRICIA ANN LUNA

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. 1327 on the Map of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22.

Said Lot No. 1327 fronts 75.0 feet on the northeasterly side of Continental Drive and extends back between parallel lines, 153.1 feet to a line in the rear on which it measures 75.0 feet.

Being the same property vested in Carolyn Downey Baker, by deed from G. H. Todd and H. B. Sheets, as of record in Book 3767, page 205, and by divorce decree of record in Minute Book 78B, page 784, of the Fourth Circuit Court, a certified copy of which is of record in Book5085, page 94.

The said Carolyn Downey Baker being the one and same person ad Carolyn D. Baker.

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.

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 15th day of November, 1976.

Carolyn Downey Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Carolyn Downey Baker the bargainor(s), 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, the 15th day of November, 1976.

My commission expires: 4-23-78

Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

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____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

D 77254

IDENTIFICATION REFERENCE

Nov 16 3 00 PM '76

REGISTER DAVIDSON COUNTY, TENN.

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

DHBMas

FROM

CAROLYN DOWNEY BAKER

TO

ARTHUR LUNA AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

600,506-7 (Fileroom)
HOME FEDERAL S & L

DAVID B. HERBERT
Third Floor, L & C Tower

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, 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