# WARRANTY DEED

BOOK 5184 PAGE 779

FROM ALVIE LEE BAKER AND WIFE, LINDA DIANE BAKER

| | |
|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | FRANCIS M. SEGERSON, JR. AND WIFE, DOLORES B. SEGERSON<br>5517 Vaught Drive<br>Nashville, Tennessee 37209 |
| SEND TAX BILLS TO: | SAME<br>5517 Vaught Drive<br>Nashville, Tennessee 37209 |
| PREPARED BY: | HOLLAND & LYNN, ATTORNEYS<br>2016 Parkway Towers<br>Nashville, Tennessee 37219 |
| MAP-PARCEL NOS: | 103-2-173 |

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ....22,850.00..... Affiant Francis M. Segerson, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of August 1977

Thomas D. Lupton NOTARY PUBLIC  My Commission Expires Nov 12, 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ..----------..TEN . DOLLARS ..----------

----------..($10.00)..----------DOLLARS

Cash in hand paid by Francis M. Segerson,Jr. and wife, Dolores B. Segerson, and other good and valuabel considerations, receipt of which is hereby acknowledged.

AUG 16 CONV 22,850.00
AUG 16 STAX B* 59.28
AUG 16 RECFEE B* .50
AUG 16 W'DEED B* 4.00 * 63.78

ALVIE LEE BAKER AND WIFE, LINDA DIANE BAKER, GRANTOR(S) (has) bargained and sold, and by these presents do(es) transfer and convey unto the said FRANCIS M. SEGERSON, JR. AND WIFE, DOLORES B. SEGERSON, GRANTEES their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Richland Meadows, Section V, as of record in Book 2330, page 92, Register's Office for said County.

SAID Lot No. 9 fronts 28.3 feet on the easterly side of Vaught Drive and extends back 233.7 feet on the northerly line and 145.4 feet on the southerly line to a dead line in the rear on which it measures 153 feet.

BEING the same property conveyed to Alvie Lee Baker and wife, Linda Diane Baker by deed from Ilene C. Carden, a widow, of reocrd in Book 4930, page 320, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: restrictive covenant contained in instrument of record in Book 2541, page 575, Register's Office for said County; the Plan of record in Book 2330, page 92, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Vaught Drive and a 10 foot easement for public utility purposes along the easterly line of said lot.

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 5517 Vaught Drive, Nashville, Tennessee, 37209.
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES ..... THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 12th day of AUGUST, 19 77.

Alvie Lee Baker
ALVIE LEE BAKER

Linda Diane Baker
LINDA DIANE BAKER

E 20708

AUG 16 2 PM '77
FELIX Z. DAVIDSON
REGISTER
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

NOTARY PUBLIC
STATE OF TENNESSEE
AT LARGE

{STATE OF TENNESSEE; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named ALVIE LEE BAKER AND WIFE, LINDA DIANE BAKER, the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 12 day of AUGUST 19 77

NOV 12, 1980
Commission Expires

Thomas D. Gupton
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be (Title) ..... of the ....., a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

Commission Expires

Notary Public

(AFFIX SEAL)