BOOK 5187 PAGE 94

This instrument prepared by:
Robert P. Ziegler, Attorney
1200 Third National Bank Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Constance K. Baker (NAME)	First Investment Company (NAME)	96-14-81
2912 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	3D-60026
Nashville, TN 37214 (CITY) (P. O. ZONE) (STATE)	Columbus, Ohio 43219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)---------- Dollars,

cash in hand paid and other good and valuagle consideration, paid by the Grantee, the receipt of which is hereby acknowledged,

We, Ray E. Tarkington and wife, Ann S. Tarkington

have this day bargained and sold, and do hereby transfer and convey unto the said Constance K. Baker, unmarried

her

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

Land in Davidson County, Tennessee, being Lot No. 752 on the Plan of Cloverhill, Section IX, as of record in Book 2331, page 44, Register's Office for said County.

Said Lot No. 752 fronts 70 feet on the north side of Twin Lawn Drive and runs back 380.3 feet on the west line and 347.75 feet on the east line to a dead line measuring 77.2 feet thereon.

Being the same property conveyed to Ray E. Tarkington by deed from Thomas C. St. John and wife, Gladys W. St. John of record in Book 5139, page 642, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 18th day of August, 19 77.

Affiant

My commission expires: 9-8-79 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

This is improved (X) property, known as 2912 Twin Lawn Drive, 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 Constance K. Baker her (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Constance K. Baker her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 18th day of August, 19 77 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ray E. Tarkington

Ann S. Tarkington

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Ray E. Tarkington and wife, Ann S. Tarkington

the within named 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 18TH *day of* August, *19* 77

Ina Ruth Brown *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 8-30-77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *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* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

AUG 22 77 CONV 26,500.00
AUG 22 77 S'TAX B* 68.90
AUG 22 77 PR'FEE B* .50
AUG 22 77 W'DEED B* 4.00 * 73.40

WARRANTY DEED

FROM
Ray E. Tarkington, et ux

TO
Constance K. Baker

E 21824

IDENTIF. REFERENCE

AUG 22 3 51 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Rec'd Exs
WILKINS, [illegible]
FIDELITY [illegible]
NASHVILLE, Tennessee 37219