This instrument prepared by:
Real Estate Investments, Inc.
2400 Crestmoor Road
Nashville, Tennessee 37215

BOOK 5306 PAGE 348

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| James T. Baker, Jr. | same | 131-1C |
| (NAME) 820 Overton Lane | (NAME) | Par 8 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37220 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of ----$10.00---------- Dollars,
Ten and no/100----------
Cash paid by James T. Baker, Jr. and other good and valuable considerations,
the receipt of which is hereby acknowledged,

We, Fred W. Hahn and wife, Mary Nelle Hahn,
have this day bargained and sold, and do hereby transfer and convey unto the said
James T. Baker, Jr., unmarried

his heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 4115 on the Second Revision of Park Place of record in Book 5050, page 98, Register's Office for said County, as amended in Book 5223, page 739, said Register's Office, to which plan reference is here made for a more complete description.

The above described property was conveyed to Fred W. Hahn and wife, Mary Nelle, by deed from Joseph T. Howell, Jr. and wife, Carroll Cole Howell of record in Book 5279, page 611, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me, this the 30th day of June, 19 78

Affiant

My commission expires: 9/26/78 (Affix Seal)

Notary Public

This is unimproved property, known as Lot 8, Park Place (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 James T. Baker, Jr.

his 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, our heirs and representatives, to warrant and forever defend the title to said real estate to said James T. Baker, Jr., his heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of June, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Fred W. Hahn

x Mary Nelle Hahn

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* Virginia K. Murphree, *a Notary Public in and for said County and State,* Fred W. Hahn and wife, Mary Nelle Hahn

*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* 30th. *day of* June, *19* 78.

Virginia K. Murphree
*Notary Public*

*Commission expires* Sept. 26, 1978

VIRGINIA K. MURPHREE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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*.....

E 74489.

IDENTIF. REFERENCE

JUL 3 9 11 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL-3 78 | CONV | 29,500.00 | | | |
| JUL-3 78 S'TAX | | | B* | 76.70 | |
| JUL-3 78 PR'FEE | | | B* | .50 | |
| JUL-3 78 | W'DEED | | B* | 4.00 | * 81.20 |

**WARRANTY DEED**

FROM
Fred W. Hahn Et Ux
TO
James T. Baker, Jr.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

LED