BOOK 5315 PAGE 573 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY 1978.

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin D. Baker (NAME)	The Kissell Company (NAME)	12DZ 34385
3249 Doverside Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	50-14
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	51

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, Leroy R. Dimitri et ux Shirley Ann Dimitri

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin D. Baker et ux Brenda L. 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. 760 on the Plan of Parkwood Estates, Section 4, of record in Plat Book 3300, Pages 79 and 80, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Leroy R. Dimitri and wife, Shirley Ann Dimitri by deed from Frank B. Betz and wife, Dora M. Betz, of record in Book 4688, Page 904, said Register's Office.

This conveyance is subject to restrictions of record in Book 3434, Page 270; Book 3616, Page 269; and Book 3702, Page 519, said Regsiter's Office.

This conveyance is subject to a public utilities easement; an overhang easement; and building lines, of record in Plat Book 3300, Pages 79 and 80, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 3249 Doverside Drive Nashville, TN 37207
(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 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 hand s this 20TH day of JULY, 19 78

Leroy R. Dimitri — Leroy R. Dimitri

Shirley Ann Dimitri — Shirley Ann Dimitri

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leroy R. Dimitri et ux Shirley Ann Dimitri

the bargainor, 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 20TH day of JULY 1978

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and, being authorized so to do, executed the foregoing instrument for the purposes 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 the day of, 19

My commission expires

Notary Public

E 78698

WARRANTY DEED

FROM
Leroy R. Dimitri

TO
Alvin D. Baker

IDENTIF. REFERENCE

Jul 25 10 35 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Copy #12

JUL 25 78		CONV	32,000.00			
JUL 25 78	S'TAX			B*	83.20	
JUL 25 78	PR'FEE			B*	.50	
JUL 25 78		W'DEED		B*	4.00	* 87.70