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4847 07/09 195.00- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Gary H. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 1979.

Patricia A. Spicer
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary H. Baker et ux (NAME)	SAME (NAME)	10D-20360
1698 Happy Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6-67
Goodlettsville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, CHARLES D. COOK and wife, CAROLYN P. COOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY H. BAKER and wife, DELLA P. 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:

LAND in the 10th Civil District, Davidson County, Tennessee, described in part according to a survey by Wayne S. Cooper, Sr., Surveyor, May 4, 1968, as follows:

BEGINNING at a point in the center of Happy Hollow Road at the northwesterly corner of the James A. Woods property (Book 4197, page 641, Register's Office for said County); thence, with Woods' property lines, South 43° 00' West 350 feet; South 48° 00' West 300 feet; North 42° 00' West 118 feet; South 46° 00' West 300 feet to a point; thence, with other property lines, North 86° 00' West 625.06 feet, North 6° 00' West 169.6 feet, North 8° 00' West 313.5 feet, North 45° 00' East 113 feet, South 77° 00' East 669 feet, North 62° 30' East 342 feet to the center of said road; thence with said center line South 41° 00' East 163.4 feet, South 43° 15' East 200 feet and South 54° 30' East 199 feet to the point of Beginning and containing 18.01 acres, more or less.

BEING the same property conveyed to Charles D. Cook and wife, Carolyn P. Cook by deed from Jean Ferguson and wife, Ruby S. Ferguson of record in Book 4235, page 437, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1698 (House Number) Happy Valley Rd. (Street) Goodlettsville, Tn. (P. O. Address) 37216 (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 hands this 6th day of July, 19 79

Charles D. Cook

Carolyn P. Cook

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Cook and wife, Carolyn P. Cook

the 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 6th day of July 1979.

Commission expires E-8-79

Patricia L. Steen
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) as such _____ and (they) _____, 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

WARRANTY DEED

FROM

CHARLES D. COOK et ux

TO

GARY H. BAKER and wife,

DELLA P. BAKER

F 38836

IDENTIF. REFERENCE

JUL 9 11 59 AM '79

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

Row 1, Box 8, (bmg)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

72500.00- CO
180.50 CO TX
.50 PRFE
6.00 WDED
CHECK 195.00-
4847A07/09/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 38836

IDENTIF. REFERENCE

JUL 9 11 59 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695625