ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
STEPHEN G. ERWIN, ETUX	OWNER	159
(NAME)	(NAME)	
5709 Cloverwood Drive		166
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		OH-17254
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5567 PAGE 845

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

We, H. HOYLE BAKER and wife, PAMELA L. BAKER

have bargained and sold, and by these presents do transfer and convey unto the said STEPHEN G. ERWIN and wife, CAROLYN A. ERWIN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.18 on the Plan of Bokor Heights, Section 3, of record in Book 4300, page 62, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of West Hillview Drive, the common front corner of Lots Nos. 17 and 18; thence southwardly along the line between said lots 239.18 feet to an iron pin; thence South 49 degrees 11 minutes West 256.47 feet to an iron pin; thence North 2 degrees 24 minutes 40 seconds East 342.65 feet to an iron pin; thence North 81 degrees 25 minutes West 102.79 feet to an iron pin; thence North 13 degrees 30 minutes East 84.75 feet to an iron pin in the southerly margin of a dedicated roadway for West Hillview Drive; thence along the southerly margin of said West Hillview Drive eastwardly and 288.80 feet to the point of beginning.

BEING the same property conveyed to H. Hoyle Baker and wife, Pamela L. Baker by deed from Zoltan J. Bokor and wife, Ila F. Bokor, of record in Book 4951, page 490, Register's Office for Davidson County, Tennessee.

1980 Property Taxes have been prorated at the closing of the sale and the Buyer is responsible for payment of said taxes when they become due.

THIS conveyance is subject to any and all existing easements and restrictions of record including: Restrictive Covenants of record in Book 4550, page 142, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 4300, page 62, Register's Office shows an Owner's Certificate, a 75-foot minimum building setback line from West Hillview Drive, and a 10-foot easement for public utility purposes along the southerly and westerly lines of said lot, and a temporary turnaround easement.

This is unimproved (X) improved ( ) property, known as West Hillview Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 7th day of February, 19 80

x H. Hoyle Baker
H. Hoyle Baker

x Pamela L. Baker
Pamela L. Baker by H. Hoyle Baker
~~Attorney-in-Fact~~

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5567 PAGE 846

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Hoyle Baker

the bargainor , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 7th day of February, 1980.

My commission expires 8-26-80 Notary Public Rebecca C. Otten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 1979, before me the undersigned a Notary Public in and for said County and State, personally appeared H. Hoyle Baker to me known to be the person who executed the foregoing instrument in behalf of Pamela L. Baker and acknowledged that he executed the same as the free act and deed of said Pamela L. Baker

Witness my hand and official seal at Nashville this 7th day of February, 1980.

Rebecca C. Otten
Notary Public

Commission expires 8-26-80

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Stephen G. Erwin

Sworn to and subscribed before me
this 7th day of February, 1980.

My commission expires 8-26-80 Notary Public Rebecca C. Otten

This instrument was prepared by:

INDEPENDENT TITLE COMPANY	Suite 1704 - 17th Floor, One Commerce Place	Nashville, Tennessee 37239
Name		Address

3460 02/20 66.30 CHECK
WARRANTY DEED
FROM H. Hoyle Baker, etux
TO Stephen G. Erwin, etux

F 77056

IDENTIF. REFERENCE

FEB 20 10 04 AM '80
REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5567 PAGE 847

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

23000.00- CO
55.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 66.30-
3460A02/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 77056

IDENTIF. REFERENCE

FEB 20 10 04 AM '80

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

No. 742745