FORM NO. WD-1

BOOK 5688 PAGE 643

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Curtis Stuart Baker
Affiant

$ 39,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 19 80

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Stuart Baker (NAME)	Commerce Union Bank (NAME)	MAP 83-5
1310 Stratton Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 302
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	23W-9730

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, Millard F. Vester et ux Daisy Parsons Vester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis Stuart Baker , unmarried

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 Davidson County, Tennessee, being Lot No. 23, Block B, on the Plan of F. O. Beasley's Addition to East Nashville, of record in Book 57, Page 85, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the southerly margin of Stratton Avenue and extends back between parallel lines, with the westerly margin of North 14th Street, formerly Ordway Avenue, 160.03 feet to an alley.

Being the same property conveyed to Millard F. Vester and wife, Daisy Parsons Vester by deed from J. D. Southerland, a widower, of record in Book 2860, Page 388, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1310 Stratton Avenue (House Number) (Street) Nashville, Tenn. 37206 (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 9TH day of DECEMBER, 19 80

X Millard F. Vester
Millard F. Vester

Daisy Parsons Vester
Daisy Parsons Vester

STATE OF TENNESSEE
Davidson County

BOOK 5688 PAGE 644

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Millard F. Vester et ux Daisy Parsons Vester

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 9TH day of DECEMBER 1980

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Millard F. Vester and wife, Daisy Parsons Vester

~~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~~ (they) _____ 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 Nashville, Tennessee on this the 9th day of Dec., 1980

My commission expires ~~MARGARET MOONEYHAN~~, Notary Public
State of Tennessee at Large
~~My Commission Expires~~ 10-17-82

Margaret Mooneyhan
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Millard F. Vester

Curtis Stuart Baker

G 2. 1. 1. 7. 4

IDENTIF. REFERENCE

DEC 10 3 23 PM '80

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 cg

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 _____ BOOK 5688 PAGE 645

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

3550 .00-	CO
108.70	CO TX
.50	PRFEE
6.00	WDEED
CHECK	109.20-
9258A12/10/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1 1 7 4

IDENTIF. REFERENCE

Dec 10 3 23 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 796559