WARRANTY DEED

BOOK 5726 PAGE 854

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,413.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JAN 1981

Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TINA M. KNOCH (NAME)	COMMERCE UNION BANK (NAME)	120-2
1223 KERMIT DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2546 (STREET ADDRESS)	27 1A
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (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, DANIEL LEE BAKER AND WIFE, MARY ANN BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TINA M. KNOCH

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. 254 ON THE MAP OF MIRO MEADOWS AS OF RECORD IN BOOK 1424, PAGES 94 AND 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 254 FRONTS 90 FEET ON THE SOUTHERLY SIDE OF KERMIT DRIVE AND EXTENDS BACK 132 FEET ON THE EASTERLY LINE AND 138.3 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR WHICH MEASURES 90.25 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DANIEL LEE BAKER AND WIFE, MARY ANN BAKER BY DEED FROM DANIEL ETCHINGHAM AND WIFE, CONNIE ETCHINGHAM, AS OF RECORD IN BOOK 5285, PAGE 717, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5285, PAGE 719, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 1223 KERMIT DRIVE, NASHVILLE, TENNESSEE
(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 30 day of JANUARY, 1981.

Daniel Lee Baker

Mary Ann Baker

BOOK 5726 PAGE 855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DANIEL LEE BAKER AND WIFE, MARY ANN BAKER

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, TN. this 1 day of JANUARY, 1981

Notary Public.

Commission Expires 10-21-84

STATE OF
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 purpose 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

G 35260

7563 03/ 82.94 CHECK

IDENTIF. REFERENCE

MAR 30 1 58 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to
William G. Tinsley
P. O. Box 140535
Nashville, Tenn. 37214

WARRANTY DEED

FROM
DANIEL LEE BAKER ET UX

TO
MARY ANN BAKER

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Liberty of Service

Compliments of
Title Associates, Inc.
REPRESENTING
U-LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5726 PAGE 856

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

29413.39- CO
76.44 CO TX
.50 PRFEE
6.00 WDEED
CHECK 82.94-
7563AU3/30/81 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G352660

IDENTIF. REFERENCE T

MAR 30 1 58 PM

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 814166