THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENN. 37115

WARRANTY DEED

BOOK 5730 PAGE 788

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GARRY W. BAKER ET UX	Same	72-7-176
(NAME)	(NAME)	
1260 Kenmore Place		15DZ-7665
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named, and other good and valuable consideration the receipt of which is hereby acknowledged,

We, CHARLES S. BIRK AND WIFE, GLADYS BIRK, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said GARRY W. BAKER AND WIFE, SHEILA A. BAKER,

the Grantees herein, their ~~successors~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 67 in Kenmore Place, a Plan of which is of record in Book No. 332, page 32, Register's Office for said County.

Said part being the rear 100 feet of Lot No. 67 and begins at a point 150 feet from the southerly side of Warner Avenue and runs across said Lot No. 67, 100 feet to a point; thence back between parallel lines 100 feet to a line.

Being the same property conveyed to CHARLES S. BIRK AND WIFE, GLADYS BIRK, by deed from FRANKLIN H. ENGELBERT ET UX, of record in Book 2299, page 633, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,000.00

Subscribed and sworn to before me, this the 8 day of April 19 81

Affiant Garry W Baker

My commission expires: Jan 18 1982 (Affix Seal)

Notary Public Leslie H. Holder

This is ~~unimproved~~ ( ) improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their ~~successors~~ heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

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 8 *day of* April, 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles S. Birk (Charles S. Birk)

Gladys S. Birk (Gladys Birk)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5730 PAGE 789

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Charles S. Birk and wife, Gladys Birk

the within named bargainors, 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 (Davidson Co) *Tennessee, this* 8 *day of* April, *19* 81

Sadie N. Holden *Notary Public*

Commission expires Jan 18, 1982

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

9256 6/00 9.10- CHECK

WARRANTY DEED

FROM
Charles S. Birk et ux

TO
Garry W. Baker et ux

RUSH

G 3 6 6 9 0

IDENTIF. REFERENCE

APR 9 9 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____ BOOK 5730 PAGE 790

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

1000.00- CO
2.60 CO TX
.50 PRFEE
6.00 WDELD
CHECK 9.10-
9295A04/09/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3.6.6 9 0

IDENTIF. REFERENCE

APR 9 9 37 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815823