BOOK 5776 PAGE 971

9749 07/31 214.24- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eve M. McMurray	Commerce Union Bank	Map 130-5
(NAME)	(NAME)	
128 Taggart Avenue	P. O. Box 2546	Parcel 74
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37205	Nashville, Tennessee 37219	
(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, Stephen C. Baker and wife, Jacalyn R. Baker

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

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:

Being Lot No. 13 of Block "G" of the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot fronts 100 feet on the north side of Taggart Avenue and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Stephen C. Baker and wife, Jacalyn R. Baker, by deed from Harry Hunter Husband, Jr. and wife, Rosemary Thomas Husband, of record in Book 5040, page 957, Register's Office for Davidson County, Tennessee.

Upon delivery of this Warranty Deed, Grantee assumes the indebtedness secured by a deed of trust of record in Book 5040, page 959, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Restrictive covenants of record in Book 1300, page 397, and Book 1361, page 210, said Register's Office.
3. The Plan of record in Book 1130, pages 71 and 72, said Register's Office.
4. Joint driveway agreement of record in Book 3768, page 570, said Register's Office.
5. The above deed of trust assumed by Grantee.

unimproved ( )
This is improved (XX) property, known as 128 Taggart Avenue, Nashville, Tennessee 37205
(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 successors, assigns 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 31st day of July, 1981

Stephen C. Baker

Jacalyn R. Baker

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker and wife, Jacalyn R. Baker, the 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, Tennessee, this 31 day of July, 1981

Commission Expires: 10/15/83

Leanne Reagler
Notary Public

STATE OF)

COUNTY OF)

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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
Stephen C. Baker and wife,

Jacalyn R. Baker
TO
Eve M. McMurray

G 5 3 1 6 5

IDENTIF. REFERENCE

Jul 31 11 00 AM '81

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 79,900.00

Eve M. McMurray

Subscribed and sworn to before me this 31 day of July, 19 81

My Commission Expires: 10/15/83

Leanne Reagler
Notary Public

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

RECEIVED OF _____

FOR _____ BOOK 5776 PAGE 973

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
			79900.00- CO	
			207.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	214.24-
9749	AU	7/31/61	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3.1.65

IDENTIF. REFERENCE

JUL 31 11 00 AM '61

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 835544