1734 10/07/80 50.70- CHECK

File Box 2

WARRANTY DEED

FROM J.A. GRUBBS AND WIFE LORELLE GRUBBS

BOOK 5804 PAGE 290

ADDRESS NEW OWNER(S) AS FOLLOWS:	LYNNE E. BAKER 323 50th Avenue Nashville, TN 37209
SEND TAX BILLS TO:	Lynne E Baker 329 Cross Timbers Drive Nashville 37221
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 65 Music Square East Nashville, TN 37203-3292
MAP-PARCEL NOS:	12 W7262

662948

TOGETHER REFERENCE

Oct 7 11 23 AM '80

REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS Oct 5, 1980 DATE

NOTARY PUBLIC

COMMISSION EXPIRES 7-22-83

AFFIX SEAL

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

FOR AND and IN CONSIDERATION OF the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS

cash in hand received from Lynne E. Baker and other good and valuable consideration the receipt of which is hereby acknowledged,

J. A. GRUBBS AND WIFE LORELLE GRUBBS, GRANTORS

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

Lynne E. Baker, GRANTEE

his their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

A Lot of land in west Nashville, Tennessee, described as follows: BEGINNING On the westerly margin of 9th Street or 50th Avenue, North, 100 feet south of the southerly margin of 1st Avenue, or Park Avenue, running thence southwardly 50 feet along the wetserly margin of said 9th street or 50th Avenue, north; thence westwardly at right angles 160 feet to a dead line; thence northwardly and parallel with 9th street or 50th Avenue North- 50 feet to a point; thence eastwardly and parallel with 1st Avenue, or Park Avenue, 160 feet to the point of Beginning.

BEING the same property conveyed to J.A. Grubbs and wife Lorelle Grubbs by deed from E. Carmack Black and wife Lucille Crouch Black, of record in Book 1248, page 220, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 323 (Number) 50th Avenue (Street), Nashville (City), Tn (State) 37209 (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 GRANTEE HIS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 except of record.

AND GRANTORS do(es) further covenant and bind themselves, their heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE HIS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 16 day of Sept, 19 81

J. A. GRUBBS

LORELLE GRUBBS

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named J. A. GRUBBS AND WIFE LORELLE GRUBBS

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City), TENNESSEE (State)

this 16 day of September 1981

December 12, 1982
Comission Expires

Notary Public

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5804 PAGE 292

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
			17000.00-	CO
			44.20	CO TX
			.50	PRFEE
			6.00	MORTGAGE
			CHECK	50.70-
			1734A10/07/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G62948

IDENTIFICATION REFERENCE

OCT 7 11 23 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 847084