OFFICIAL RECEIPT

FORM NO. WD-1

BOOK 6180 PAGE 155

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 19 83

Notary Public

MY COMMISSION EXPIRES: 6-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas King Baker (NAME)	Simmons First National Bank of Pine Bluff (NAME)	62.00
4408 Wyoming Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7009 (STREET ADDRESS)	103/4
Nashville, TN. 37209 (CITY) (STATE) (P O ZIP)	Pine Bluff, AR. 71611 (CITY) (STATE) (ZIP)	25W/2800

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, John F. Berggren, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas King Baker and wife, Sarah Miller Baker

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. 309 of Block 17 on the Plan of Charlotte Park Co.'s First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John F. Berggren by deed from Raymond C. Flatt and wife, Teresa Flatt, of record in Book 5791, page 137, said Register's Office.

This conveyance is subject to any and all existing easements of record.

H 87825

IDENTIF. REFERENCE

Nov 22 10 35 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

CHECK

unimproved ( )
This is improved (X) property, known as 4408 Wyoming Avenue, Nashville, TN. 37209
(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 unincumbered 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 my hand this 17th day of November, 19 83

John F. Berggren

4344

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6180 PAGE 156

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Berggren, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 19

Commission expires 4-19-87

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson 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 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 on this the day of, 19

My commission expires

Notary Public

WARRANTY DEED

FROM
John F. Berggren

TO
Thomas King Baker
Sarah Miller Baker

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

BOOK 6180 PAGE 157

RECEIVED OF _____

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
			45000.00- CAMT.	
			117.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
			4344A11/22/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H87825

IDENTIF. REFERENCE

Nov 22 10 35 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 995109