OFFICIAL RECEIPT

B0413

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Robert C. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 1983.

Deborah H. Sanderson
Notary Public

MY COMMISSION EXPIRES: 4/20/84
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, [illegible] & CHERBEAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 5195 PAGE 60

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert C. Baker et ux (NAME) | Fidelity Federal Savings and Loan (NAME) | 136-10-75 |
| 317 Clearlake Dr., West (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | |
| Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 2D-60749 |

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, PHILHALL CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT C. BAKER AND WIFE, NORMA A. 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:

Land in Davidson County, Tennessee, being Lot No. 441 on the Plan of Priest Lake Park, Section 7A, of record in Book 5200, pages 107, 108 and 109, Register's Office for said County.

Said Lot No. 441 fronts 135.03 feet on the northerly side of Meadowlake Terrace and fronts 75.24 feet on the easterly side of Clearlake Drive said frontages being joined by a curve having a distance of 36.30 feet, and runs back 149.49 feet on the northerly line and 103.04 feet on the easterly line to a point of intersection.

Being a part of the same property conveyed to Philhall Corp., by deed from Waterfalls Developers, Inc. of record in Book 4598, page 923, said Register's Office, and George T. Hicks and Philhall Corp., of record in Book 5329, page 294, said Register's Office, and from George T. Hicks and Jim Gillespie of record in Book 5329, page 300, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 317 Clearlake Drive, West (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37217 (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 my hand this 13th day of December, 19 83

PHILHALL CORP.

By: [signature]
Vice President

**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, __________, a Notary Public in and for said County and State, the within named __________

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

Commission expires ________ __________ Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, Deborah A. Vanderpool, a Notary Public within and for the State and County aforesaid, personally appeared Charles S. Wells, Jr. ~~and~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the Vice President ~~and~~ xxxxxxxxxxxxxxxxxxxxxxxx respectively of the Philhall Corp. the within named bargainor, a corporation, and that (he ) ~~(they)~~ as such Vice President ~~and~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles S. Wells, Jr. as such Vice President, ~~and attesting the same by the said~~ xx ~~as such~~ xxxxxxxxxxxxxxxxxxxxxxxx.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of December 19 83

My commission expires 4/20/84 Deborah A. Vanderpool
Notary Public

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

#01-550042-6

$87,900.00

**WARRANTY DEED**

FROM

Philhall Corp.

TO

Robert C. Baker and wife,
Norma A. Baker

H 92323

IDENTIF. REFERENCE
DEC 15 3 08 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.

CHECK

5970

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

RECEIVED OF _____

FOR _____

BOOK 6195 PAGE 62

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 87900.00- CAMT. | |
| | | | 228.54 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 235.04- |
| 9870A | 12/15/63 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 92323

IDENTIF. REFERENCE

DEC 15 3 08 PM '63

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 471