File 41

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| James E. Baker (NAME) | Dominion Bancshares Mortgage Corp. (NAME) | 91-10-264 |
| 524 Snyder Drive (STREET ADDRESS OR ROUTE NUMBER) | Suite 200, 9900 Main Street (STREET ADDRESS) | |
| Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE) | Fairfax, Virginia 22031 (CITY) (STATE) (ZIP CODE) | BOOK 6195 PAGE 307 |

## WARRANTY DEED

For and in consideration of the sum of Thirty-Seven Thousand Five Hundred and 00/100---------- ----------($37,500.00) DOLLARS

J. WAYNE PERRY and wife, MARY ANN PERRY

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. BAKER and wife, WANNA BAKER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the north 50 feet of Lot No. 10 on the Map of the Subdivision of the B. F. Cockrill Farm, as of record in Book 161, pages 134 and 135.

SAID part of said Lot No. 10 fronts 50 feet on the easterly side of Foster Avenue and runs back between parallel lines, as measured from the center line of Foster Avenue, 350 feet to the westerly line of Lot No. 8.

BEING the same property conveyed to J. Wayne Perry by deed from Paul Ewing Taylor and wife, Pearl Mitchell Taylor, of record in Book 6143, page 768, Register's Office for Davidson County, Tennessee.

H 92376

IDENTIF. REFERENCE

DEC 16 8 25 AM '83

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 524 Snyder Drive, Nashville, Tennessee 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 13th day of December 19 83

J. Wayne Perry
J. WAYNE PERRY

Mary Ann Perry
MARY ANN PERRY

STATE OF TENNESSEE

BOOK 6195 PAGE 308

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Wayne Perry and wife, Mary Ann Perry

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My commission expires July 21st, 1987 Notary Public Thomas D. Gupton

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Baker

Sworn to and subscribed before me

this 13th day of December, 19 83.

My commission expires July 21st, 1984 Notary Public Thomas D. Gupton

This instrument was prepared by:

Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, Tennessee 37201

Name Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
[illegible] ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

Chk 41

9535 WARRANTY DEED 12/16 104.00- CHECK

FROM J. Wayne Perry and wife,

Mary Ann Perry

TO James E. Baker and wife,

Wanna Baker

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____ BOOK 6195 PAGE 309

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

37500.00- CAMT.
97.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.00-
9935A12/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H92376

IDENTIF. REFERENCE

Dec 16 8 25 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 528