THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6220 PAGE 937

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| WILLIAM J. SUDEKUM, ~~ET AL.~~ & Gerlie Rickard<br>29 Industrial Park Dr<br>Hendersonville, TN 37075 | | Map 42-16<br>Parcels 58 & 59 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARILYN A. BAKER, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said WILLIAM J. SUDEKUM AND GERLIE V. RICKARD, d/b/a J & G ASSOCIATES, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, and being described as Lot No. 50 of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for said County, and also being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated October 13, 1983, and known as Job No. 83-288 as follows: BEGINNING at an iron pin in the westerly margin of Douglas Street, said iron pin being the northeast corner of the property being described and also being in common corner with Lot No. 51 of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for said County; thence S 11° 52' 53" W 100.00 feet with said westerly margin of Douglas Street to an iron pin, said iron pin being the northeast corner of the Resubdivision of Lot 49 of the Douglas-Levine Subdivsion of record in Book 4060, page 193, Register's Office for said County; thence N 77° 54' 54" W 269.58 feet with the northerly line of said Resubdivsion of Lot 49 to an iron pin in the easterly margin of a Louisville and Nashville Railroad Company right-of-way; thence N 17° 12' 32" E 101.40 feet with said easterly margin of L & N Railroad to an iron pin, another common corner with the aforementioned Lot 51; thence with the southerly line of said Lot 51, S 77° 41' 44" E 260.17 feet to the point of beginning, containing 0.61 acres, more or less.

Being a portion of the same property conveyed to Marilyn A. Baker by deed from Hubert L. Baker of record in Book 5954, page 95, Register's Office for Davidson County, Tennessee.

Hubert L. Baker joins in this conveyance for the purpose of conveying any right, title and interest he may have in said property, marital or otherwise.

This is property known as 212 and 208 Douglas Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 7 day of December, 1983.

Marilyn A. Baker
MARILYN A. BAKER

Hubert L. Baker
HUBERT L. BAKER

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN A. BAKER and husband, HUBERT L. BAKER, the within named 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 this the 7 day of December, 1983.

Debra Ann Hammett
NOTARY PUBLIC

My commission expires: 4/20/86

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CHECK 01/26 16 90700

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Sworn to and subscribed before me this 27th day of December, 1983.

NOTARY PUBLIC

My commission expires: Jan. 19, 1983

H 9 9 2 6

IDENTIF. REFERENCE

JAN 26 10 47 AM '84

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6220 PAGE 939

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 60000.00- | CAMT. |
| | | | 156.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 162.50- |
| 9070A01/26/84 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 2 6

T IDENTIF. REFERENCE

JAN 26 10 47 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 9409