#3035

WARRANTY DEED

Book 38

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6252 PAGE 241

950

03/19 175.50

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr./Mrs. James L. Love (NAME)	NEW OWNER (NAME)	104-11
4014 Dorcas Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	299
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 24W 8075

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, DR. ALAN BAER and wife MARIA BAER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. LOVE and wife SANDRA G. LOVE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 135 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Plat Book 421, page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dr. Alan Baer and wife, Maria Baer by deed from Edward M. Richey and wife, Candace L. Richey of record in Book 5408, page 512, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) All matters appearing on the Plan of record in Plat Book 421, page 7, said Register's Office.

Dr. Alan Baer and Alan Baer, M.D. being one and the same person.

unimproved ( )
This is improved (XX) property, known as 2532 Blair Boulevard Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of March, 1984.

Alan Baer MD
DR. ALAN BAER

Maria Baer MD.
MARIA BAER

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DR. ALAN BAER and wife MARIA BAER

the bargainor ____, 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 at Nashville, Tennessee, this 15th day of March, 19 84.

My commission expires 4-19-87 Notary Public

*** or proven to me on the basis of satisfactory evidence

STATE OF TENNESSEE
COUNTY OF ____

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 ____ of the ____, the within named bargainor, a corporation, and that as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____.

Witness my hand and official seal, at ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

IDENTIFICATION REFERENCE

10952

MAR 19 1 56 PM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

James L Love
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 84

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DR. ALAN BAER and wife,
MARIA BAER

TO

JAMES L. LOVE and wife,
SANDRA G. LOVE

RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____ BOOK 6252 PAGE 243

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
			65000.00- CAMT.	
			169.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	175.50
			0950A03/19/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 09452

IDENTIF. T REFERENCE

MAR 19 1 59 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20930