FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$21,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1984

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney — NAME — 640 Spence Lane Nashville, Tn. 37217 — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford C. & Pamela K. Baker (NAME)	Same (NAME)	174-123
300 Bakertown Road, Apt 22D (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5D-36935
Antioch, TN 37013 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, A. Neal Duncan and Sharon F. Parker, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford C. Baker, Jr. and wife, Pamela K. 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 the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 2 on a survey by J. Bruce Rainey, Surveyor No. 823, dated 4/23/80 (also 6/9/80) of a portion of the lands of Minna Ethel Culbertson, composed of Lots Nos. 1, 2 and 3, containing 26-¼ acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, Circuit Court for said county, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, Citcuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

BEGINNING at an iron pin on the easterly margin of Preston Road (25 feet E of the centerline) said point of beginning also being 824.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road and severing the Culbertson property S82°39'18"E 1275.97 feet to an iron pin in the original easterly line of the said Culbertson land; thence with the said original line S04°57'03"W 180.00 feet to an iron pin; thence severing the Culbertson property: North 82°39'15"W 1275.56 feet to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said Road N04°49' 05"E 180.00 feet to the point of beginning, containing 5.27 acres, more or less.

BEING the same property conveyed to A. Neal Duncan and Sharon F. Parker by deed from Title Escrow, Inc. of record in Book 6178, page 207, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 5629, page 550, said Register's Office.

Taxes for 1984 have been pro-rated and assumed by Grantees.

05/05 61.62 - CHECK

This is unimproved (XX) improved ( ) property, known as 5.27 acres, Preston Road
(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 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 our hands this 1st day of June, 1984

A. Neal Duncan

Sharon F. Parker

1 2448

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named A. Neal Duncan and Sharon F. Parker

the bargainor s, 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 1st day of June 19 84

Commission expires 4/21/85

Notary Public

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

I 2 6 9 7 9

FROM
A. Neal Duncan and Sharon F. Parker

TO
Clifford C. Baker, Jr. and wife,
Pamela K. Baker

IDENTIF. REFERENCE T

JUN 5 1 58 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

File Box 24

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

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			21250.00- CAPT.	
			55.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	61.62-
244BA	06/05/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 9 7 9

IDENTIF. REFERENCE

JUN 5 1 58 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 0041823