FORM NO. WD-1

BOOK 6316 PAGE 489

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,771.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 84

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Dean Arney and wife (NAME)	Citicorp Homeowners Services, Inc. (NAME)	Map 90-8 [illegible] 07
6401 Fricso Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 27377 (STREET ADDRESS)	Parcel 200
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	8DA 25626

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, Barton V. Baird and wife, Sherry Lynn Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Dean Arney and wife, Karla Jean Arney

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. 8 on the plan of a Resubdivision of Lots 34-35-36-37 and 38 of a Subdivision of Lots 41 and 43, West Nashville Annex, of record in Book 547, page 40, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the southwesterly margin of Frisco Street, now known as Frisco Avenue, and extends back between parallel lines 107 feet, 6 inches to a 10-foot alley.

Being the same property conveyed to Barton V. Baird and wife, Sherry Lynn Baird by deed from Shirley Kelley, unmarried of record in Book 5511, page 84, said Register's Office.

This conveyance is made subject to property taxes for 1984 for which Grantees will be responsible.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5511 at page 87 in said Register's Office (Citicorp Homeowner's Services, Inc. #211404) according to the terms thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

The execution of this deed by Grantors is effected by the signature of their Attorney-In-Fact, Albert Mitchell, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

This is unimproved ( ) improved (X) property, known as 6401 Frisco Avenue, Nashville, Tennessee
(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 my hand this 14th day of June, 19 84

Barton V. Baird and wife, Sherry Lynn Baird

By:

Albert Mitchell, Attorney-In-Fact

06/15 135.13- CHECK

1 5430

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Albert Mitchell to me known to be the person who executed the foregoing instrument in behalf of Barton V. Baird and wife, Sherry Lynn Baird, who acknowledged that he executed the same as the free act and deed of said Barton V. Baird and wife, * ~~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 Nashville, Tennessee, this 14th day of June, 19 84.

Commission expires 11-1-87

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

*Sherry Lynn Baird

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 (their several oaths) acknowledged (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

NOTARY PUBLIC AT LARGE TENNESSEE

FILED IN OFFICE REGISTER DAVIDSON COUNTY, TN
JUN 15 1984 11:28 AM
IDENTIFICATION REFERENCE
12945 2

WARRANTY DEED

FROM
Barton V. Baird and wife, Sherry Lynn Baird

TO
Eddie Dean Arney and wife, Karla Jean Arney

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Affiant Albert Mitchell

Sworn to and subscribed before me this 14th day of June, 19 84.

Notary Public John V. Adams

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-1-87

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	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
			36771.08- CAMT.	
			95.67 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	105.18-
			5430A06/15/84 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

129452

IDENTIF. REFERENCE

JUN 15 11 28 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0044720