File 12

FORM NO. WD-1

6005335 PAGE 232

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Richard D Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 1984

Notary Public

MY COMMISSION EXPIRES: 8/1/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Elizabeth W. McDow, 230 4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD D. BAKER (NAME)	METROPOLITAN FEDERAL SAVINGS AND LOAN (NAME)	6DA-33498
908 Drummond Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	map 119-12
Nashville, Tn 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	par 137Am

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, HERMAN JOSEPH BRACKMAN, JR., UNMARRIED and ANNETTE MARIE BRACKMAN (NOW KEEL) and Husband STEVEN D. KEEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD D. BAKER and wife, CYNTHIA J. 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 Davidson County, Tennesee, being Lot No. 161 on the Map of Section II, Battlewood, as of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Herman Joseph Brackman,Jr., and wife, Annette Marie Brackman, by deed from Thomas Murray Brackman, single, of record in Book 5035, page 489, said Register's Offce, the same Herman Joseph Brackman, Jr., and Annette Marie Brackman having since divorced.

This conveyances is subject to:

1. The plan of record in Book 1835, pages 95 and 96, Register's Offce, shows an owners certificate, a 50 foot minimum building setback line from Drummond Drive,and a 10 foot easement for public utility and drainage purposes alongthe rear line of said lot.

2. Easement of record in Book 2024, page 301, said REgister's Office, 3x15 feet, at northeast corner of lot for utility purposes and maintenances of telephone and utility poles.

07/12/84 CHECK

This is unimproved ( ) improved (X) property, known as 908 Drummond Drve, Nashville, TN 37211
(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 hand S this 11th day of JULY, 1984

Herman Joseph Brackman Jr. Annette Marie Brackman Keel

HERMAN JOSEPH BRACKMAN, Jr. ANNETTE MARIE BRACKMAN KEEL STEVEN D. KEEL Steven D. Keel

3922

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 HERMAN JOSEPH BRACKMAN, JR. and ANNETTE MARIE BRACKMAN (NOW KEEL) AND HUSBAND STEVEN D. KEEL

the bargainors, 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 11th day of JULY, 1984.

Wanda Keel Notary Public

Commission Expires 11-1-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

I 3 5 5 9 1

JUL 12 11 22 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

44000.00- CMT.
114.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 120.90-
2922A07/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 5 5 9 I

IDENTIF. REFERENCE

JUL 12 11 22 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0052002