File Box 9

FORM NO. WD-1

3321 [illegible]

BOOK 6352 PAGE 551

I 40761

IDENTIF. REFERENCE

AUG 3 9 16 AM '84

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Jimmy D. Baker
Affiant

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

John V. Adams
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
Jimmy D. Baker, etux (NAME)	Same (NAME)	Map #
Rt. 1, Worsham Springs Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 36
Greenbrier, TN 37073 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10D-21075

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 J. Hensen and wife, Lawrence Jean Hensen,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy D. Baker and wife, Ann 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:

A certain tract or parcel of land situated in the 10th, formerly the 20th Civil District, of Davidson County, Tennessee, being more particularly described, as follows:

Beginning at the point of intersection of the old pike with the new Tennessee Highway U.S. 41, the Springfield and Nashville Pike; thence with the old pike, South 35° East 150 feet; South 29° East 100 feet; South 21° East 164 feet to a point in the center of the pike opposite the mouth of a ditch; thence with said ditch or drain North 67½° East 160 feet to Highway U. S. 41 at the end of a culvert; thence with said highway North 45° West 450 feet to the beginning; containing .75 of an acre.

Being the same property conveyed to Grantors by deed from Priestly H. Lewis, a widower, recorded in Book 3765 at page 95 in the Register's Office for said County.

Excepting from said .75 of an acre that portion thereof which was conveyed to the State of Tennessee by deed from Grantors recorded in Book 6169 at page 733 in said Register's Office and which is described as follows:

BEGINNING at a point 82.96 feet left of Station 195+15 of proposed State Route 11 (U.S. 41); thence southwestwardly 23.3 feet, more or less to a point; thence with the margin of Old Springfield Road northwestwardly 73 feet, more or less, to a point; thence with the proposed margin of State Route 11 (U.S. 41) southeastwardly 70 feet, more or less to the point of beginning and containing 815 square feet.

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

This is ( ) unimproved ( ) improved (X) property, known as 1604 Old Dickerson Pike, Goodlettsville, Tennessee 37072
(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 1st day of August, 1984

Herman J. Hensen
Herman J. Hensen

Lawrence Jean Hensen
Lawrence Jean Hensen

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 Herman J. Hensen and wife, Lawrence Jean Hensen,

the 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 at Nashville, Tennessee, this 1st day of August 19 84

Commission expires 11-1-87

John V. Adams
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

FROM

Herman J. Hensen and wife,
Lawrence Jean Hensen

TO

Jimmy D. Baker and wife,
Ann J. Baker

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6352 PAGE 553

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
			110000.00- CONT.	
			286.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 292.50-	
9321	A08/03/64		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 0 7 6 I

T
IDENTIF. REFERENCE

AUG 3 8 16 AM '64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0058201