# WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,648.76

William T.A. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF AUGUST, 1984

Notary Public

MY COMMISSION EXPIRES: 4-15-86

(AFFIX SEAL)

mail THIS INSTRUMENT WAS PREPARED BY
SAMUEL B. SCHLANGER, ATTY., 1906 SOUTH ST. NASHVILLE, TN 37212
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William T.A. Baxter (NAME) | Same (NAME) | Map 53-3 |
| 1602 Overton St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 382 |
| Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 4D-44775 |

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, Jerry D. Aker and Jamie E. Aker (Formerly husband and wife),

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. A. Baxter and wife, Irene K. Baxter,

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 4th Civil District of Davidson County, Tennessee, being Lot No. 44, on the Revised Plan of Village of Old Hickory, Section E, described as follows:

Said Lot No. 44 fronts 156.2 feet on the westerly margin of Overton Street and runs back between lines measuring 338.4 feet on the South and 342.3 feet on the North to a rear line measuring 127.9 feet.

Being the same property conveyed to Jerry D. Aker and wife, Jamie E. Aker by deed from G. A. Lawson and wife, Mary W. Lawson of record in Book 5799, page 211, Register's Office for Davidson County, Tennessee.

Grantees assume mortgages to Old Hickory Employees Credit Union of record in Book 4947, page 100 and Book 5762, page 855.

This is unimproved ( ) improved (X) property, known as 1602 Overton Street Old Hickory, TN 37138
(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 29TH day of AUGUST, 1984

Jerry D. Aker
JERRY D. AKER

Jamie E. Aker
JAMIE E. AKER

5332 08/29 [illegible] -06- CHECK

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 Jerry D. Aker and Jamie E. Aker

(or proved to me on the basis of satisfactory evidence)

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 29 day of AUGUST, 1984

Commission Expires 4-20-86

[signature] Notary Public

[illegible] SCHLANGER, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF _____
_____ 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 purpose 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

I 46068

IDENTIFICATION REFERENCE

AUG 29 10 55 AM '84

WARRANTY DEED

FROM
JERRY D. AKER and
JAMIE E. AKER

TO
WILLIAM T. A. BAXTER and
IRENE K. BAXTER

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

## 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 |
|---|---|---|---|---|
| | | | 35648.76- CAMT. | |
| | | | 92.56 CGTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 99.06- |
| 5932408/29/84 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

146068

T
IDENTIF. REFERENCE

AUG 29 10 55 AM '84

DAVIDSON COUNTY, TN

No. 0064596