3472

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary C De Baca, et ux	New Owner	144-16-20
(NAME)	(NAME)	BOOK 6378 PAGE 677
4487 Post Place, #84		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FH-18530
Nashville, TN 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND DOLLARS ($40,000.00)--------
---------- Dollars,
and other good and valuable considerations, the receipt of which is hereby acknowledged,

Lenore M. Frey, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gary C De Baca and wife, Marcia Ann C De Baca, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 303 on the Plan of Otter Creek Hills, Section III, as of record in Book 3106, page 76.

Said lot fronts 236.3 feet on the northerly side of Willshire Drive and extends back 313.4 feet on the easterly line and 323.5 feet on the westerly line, which is a broken line, to a dead line and measures 222.6 feet thereon.

Being part of the property conveyed to Lenore M. Frey by deed from Louie Allen Clements, Jr., and wife, Gloria Clements, of record in Book 5384, page 235, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 15 day of August 19 84.

Affiant Lenore M. Frey

My commission expires: June 18, 1987 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... Willshire Drive, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their heirs, successors and assigns, forever.

And the Grantor convenants with the Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further convenants and binds herself, her heirs, successors and representatives to warrant and defend the title to the said land to the Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Husband, Walter W. Frey, joins in this conveyance from his Wife, Lenora M. Frey, to Gary C De Baca and Margie Ann C De Baca, for the purposes of conveying any and all marital interest he may have in the above described real estate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this 15th day of August, 1984.

Lenore M. Frey
M.

Walter W. Frey (LS)
W. FREY

09/11 11:35 0456

6004

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6378 PAGE 678

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lenore M. Frey and Walter W. Frey

the within named 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* 15 *day of* August, *19*84.

Sam R. McGee *Notary Public*

Commission expires JAN 18, 1987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Lenore M. Frey

TO

Gary C De Baca and wife,
Marcia Ann C De Baca

This instrument was prepared by:

Joe P. Binkley, Jr.
Attorney at Law
174 Third Avenue, North
Nashville, TN 37201

Return to:
First Title & Escrow Co., Inc.
P. O. Box 926
Brentwood, TN. 37027

File Box 38

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2651
NASHVILLE, TENNESSEE

FILED FOR RECORD & RECORDED
DAVIDSON COUNTY, TN
SEP 11 10 21 AM '84

IDENTIF. REFERENCE

I 4 8 8 4 9

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6378 PAGE 679

FOR _____

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
9409A09/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-48849

IDENTIF. REFERENCE

SEP 11 10 31 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0067969