THIS INSTRUMENT PREPARED BY: First American Title & Escrow
907 Two Mile Parkway, Building E, Goodlettsville, TN 37072

BOOK 6388 PAGE 700

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MRS. WILLIE E. BAKER, ET AL. (NAME)	SAME (NAME)	Map 83-5
1114 Apple Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 340
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	27W 15455

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars.*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LINDA G. TYREE, EXECUTRIX OF THE ESTATE OF RUBY A. McDOWELL, hereinafter referred to as Grantor, has

~~have~~ *this day bargained and sold, and do hereby transfer and convey unto the said* MRS. WILLIE E. BAKER AND DOROTHY HUNT, as joint tenants with right of survivorship, hereinafter referred to as Grantees, their ... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot 36 and the westerly 40 feet of Lot 37 on the Map of the Subdivision of part of the Weakley Home Place of record in Book 421, page 36, Register's Office for said County, described as follows:

Said parts of Lots 36 and 37 front together 45 feet on the southerly side of Sumner Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kenneth Benjamin McDowell and wife, Ruby A. McDowell, by deed of record in Book 1854, page 199, Register's Office for Davidson County, Tennessee; the said Kenneth Benjamin McDowell having predeceased Ruby A. McDowell and she having died on the 11th day of March, 1984, pursuant to her Last Will and Testament of record in Will Book 147, page 35, Probate Court Clerk's Office for Davidson County, Tennessee, the said property vests in her devisees being Park Avenue Baptist Church, Eula Binkley, Kenneth Sweeney, Phillip Sweeney, Linda Gayle Tyree and Evelyn Sweeney.
Linda G. Tyree executes this instrument as Executrix of the Estate of Ruby A. McDowell pursuant to the powers granted to her in the said Last Will and Testament.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me, this the 21 day of September 1984
My commission expires: 4/21/85 (Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00
Affiant: Mrs Willie E. Baker
Notary Public: Carolyn J. Maddey

unimproved ( )
This is improved (XX) property, known as 1418 Sumner Avenue, Nashville, TN 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st *day of* September, 1984, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Linda G. Tyree, Executrix
Estate of Ruby A. McDowell

09/25 71.33 - CHECK
3124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA G. TYREE, Executrix of the Estate of Ruby A. McDowell

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 21 day of September, 19 84.

Carolyn F. Maddux, Notary Public

Commission expires 4/21/85

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 .....

I-51868

IDENTIF. REFERENCE

SEP 25 2 16 PM '84

FEE $ ..... REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6388 PAGE 702

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

28000.00- CAMT.
72.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
3124A09/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 8 6 8

IDENTIF. REFERENCE

SEP 25 2 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071577