| Address New Owner as follows: | Send tax bills to: | Map-Parcel No: |
|---|---|---|
| Robert L. Baker and wife,<br>Carolyn N. Baker<br>1715 North Observatory Drive<br>Nashville, Tennessee | Same | 117-15-124 |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand Dollars ($112,000), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lee A. Beaman and wife, Lisa M. Beaman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert L. Baker and wife, Carolyn N. Baker, hereinafter called the Grantees, their successors and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Green Hill Subdivision, of record in Book 547, page 128, Register's Office for said County, as follows:
>
> Said Lot No. 62 fronts 138 feet on the easterly side of Burton Avenue and Observatory Drive and runs back 162.6 feet on the northerly line and 162.6 feet on the southeast line to a point.
>
> Being the same property conveyed to Lee A. Beaman by deed from F. L. Williams and Sara T. Williams of record in Book 4847, Page 840, Register's Office for Davidson County, Tennessee.

Lisa M. Beaman joins in this conveyance to transfer all rights she may have in the subject property by reason of her marriage to the Grantor.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns forever.

AND GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for taxes for the year 1985 prorated and which will be assumed by the Grantee herein.

AND GRANTORS further covenant and bind themselves, their successors, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantee, his heirs and assigns, against the lawful claims of of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the 9 day of January, 1985.

01/15 297.70- CHECK

I 7 6 6 2 0

T. IDENTIF. REFERENCE

JAN 15 10 20 AM '85

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

RECD

Lee A. Beaman
LEE A. BEAMAN, Grantor

Lisa M. Beaman
LISA M. BEAMAN, Grantor

3078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEE A. BEAMAN and wife, LISA M. BEAMAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they have read the foregoing and has executed same for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 9th day of January, 1985.

Margaret Jenkins
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 10-19-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 112,000.00.

Robert L Baker
AFFIANT

Sworn to and subscribed before me this the 11th day of January, 1985.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lisa Schmitz
NOTARY PUBLIC

My commission expires: 11-1-87

This instrument was prepared by:

James W. Cameron III, Attorney
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

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

RECEIVED OF _____

FOR _____

BOOK 6474 PAGE 3

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

112000.00- CAMT.
291.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 297.70-
3378401/15/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 7 6 6 2 0

T
IDENTIF. REFERENCE

JAN 15 10 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101003