File Box 43

BOOK 6485 PAGE 546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1985.

Notary Public

MY COMMISSION EXPIRES 11-4-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Julian B. Baker et ux	Same	10D-44018
(NAME) 405 Cumberland Hills Drive	(NAME)	Map: 34-4
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	Par: 22
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, GEORGE A. GRIFFIN, JR. and wife, DIXIE G. GRIFFIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JULIAN B. BAKER and wife, CAROLYN A. 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

BEING Lot No. 43 on the Plan of North Hill Estates, Section Four, as of record in Book 3842, Page 229, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 130 feet on the southeasterly side of Cumberland Hills Drive and extends back 326.78 feet on the northeasterly line and 338.91 feet on the southwesterly line, to a line in the rear on which it measures 146.66 feet.

BEING the same property conveyed to the Grantors herein by deed from Thomas S. Burnette, Jr. and wife, Mary C. Burnette, of record in Book 4596, Page 454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

I 8 0 5 6 7

IDENTIF. REFERENCE

FEB 1 9 30 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

02/01 364.00 CHECK

9186

This is improved (X) unimproved ( ) property, known as 405 Cumberland Hills Drive (House Number) (Street) Madison, TN 37115 (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 30th day of January, 1985

x George A. Griffin, Jr.

x Dixie G. Griffin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Griffin, Jr. and wife, Dixie G. Griffin, or proved to me upon the basis of satisfactory evidence, the bargainor ____, 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 30th day of January 1985.

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

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 (this 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
George A. Griffin, Jr. et ux
Dixie G. Griffin

TO
Julian B. Baker et ux
Carolyn A. Baker

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____ BOOK 6485 PAGE 548

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

137500.00- CAMT.
357.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 364.00-
8166A02/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18056 7

IDENTIF. REFERENCE T

FEB 1 8 38 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105670