THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

Randall A. Baker
4920 Jonquil Drive
Nashville, TN 37211

SEND TAX BILLS TO:

Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:

MAP 147-4
PARCEL 101
5DU-9484

WARRANTY DEED

BOOK 6533 PAGE 123

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack Thomas Ludy and wife, Katherine Frances Ludy hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Randall A. Baker and wife, Amy S. Baker hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 24 on the plan of Welch Meadows, Section One, of record in Book 3700, page 34, Register's Office for said County.

SAID Lot No. 24 fronts 75.0 feet on the easterly margin of Jonquil Drive and extends back 128.25 feet on the northerly line and 126.53 feet on the southerly line to a dead line in the rear, measuring 75.02 feet thereon.

BEING the same property conveyed to Jack Thomas Ludy and wife, Katherine Frances Ludy by Deed from George DeMoss and wife, Amelia Anne DeMoss, of record in Book 4598, page 144, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3942, page 54, said Register's Office, and to the matters set forth in the above referenced plan of record.

19645

IDENTIF. REFERENCE

APR 15 10 31 AM '85

REGISTER DAVIDSON COUNTY, TN

This is (un)improved property, known as 4920 Jonquil Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of April, 1985.

Katherine Frances Ludy
Katherine Frances Ludy

Jack Thomas Ludy
Jack Thomas Ludy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of April, 1985, before me personally appeared Jack Thomas Ludy and Katherine Frances Ludy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6533 PAGE 124

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00.

Amy S. Baker
Affiant

Subscribed and sworn to before me, this the 12th day of April, 19 85.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Jack Thomas Ludy and wife,
Katherine Frances Ludy

to:
Randall A. Baker and wife, Amy S. Baker

RETURN TO: BOX 8 jcb

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23449

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6533 PAGE 125

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

72500.00- CAMT.
188.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.00-
7853A04/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 4 5 5

IDENTIF. REFERENCE

APR 15 10 31 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 124790