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File 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67500.00

Subscribed and sworn to before me, this the 21 day of June 19 85

My commission expires: January 19, 1986
(Affix Seal)

Affiant: Rodney D. Baker

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Rodney D. Baker | Owner |
| 5023 Suter Drive | |
| STREET ADDRESS<br>Nashville, Tennessee | STREET ADDRESS |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 147-06-213 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ANDREW M. POSTON JOINED BY HIS WIFE, CAROL R. POSTON

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO RODNEY D. BAKER

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 252 on the Plan of Caldwell Country Estates, Section V, of record in Plat Book 3300 at page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew M. Poston, Unmarried by deed recorded in Book 4861 at page 676, Register's Office for Davidson County, Tennessee. Andrew M. Poston has since married and is being joined by his wife Carol R. Poston to convey any and all marital interest she may have in said property.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

J. 1. 5. 8 3 2

IDENTIF. REFERENCE

JUN 25 11 40 AM '85

FELICIA WILSON REGISTER
DAVIDSON COUNTY, TN

THIS IS IMPROVED PROPERTY KNOWN AS 5023 Suter Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 21 day of June 19 85

Andrew M. Poston

Carol R. Poston

State of Tennessee
County of Davidson

On this 21 day of June, 19 85, before me personally appeared ANDREW M. POSTON JOINED BY HIS WIFE, CAROL R. POSTON to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
January 19, 1986

Notary Public
Brent A. Campbell

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

67500.00- CAMT.
175.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.00-
1697A06/25/85 BAL .00

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

J 1 5 8 3 2

IDENTIF. REFERENCE T

JUN 25 11 49 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 148050