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

P648

ADDRESS NEW OWNER:
H. Dean Baker, Jr.
5612 Knob Road
Nashville, TN 37209

SEND TAX BILLS TO:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, Tennessee 38148

MAP-PARCEL NUMBERS:
103-238
6
8DAA-55628

WARRANTY DEED BOOK 6656 PAGE 163

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,

Timothy Park and wife, Cathy Park

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harold Dean Baker, Jr., and wife, Brenda C. 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. 52 on the plan of Brookside Courts Addition No. 2, of record in Book 1835, page 47, Register's Office for said County.

SAID Lot No. 52 fronts 75 feet on the northerly margin of Knob Road and extends back 154.3 feet on the easterly line and 128.7 feet on the westerly line to a dead line in the rear, measuring 79.2 feet thereon.

TOGETHER with permanent easements for driveway purposes over the following described tracts:

BEGINNING at a point in the northerly margin of Knob Road being the common front corners of Lots Nos. 37 and 52; thence running with said road, westwardly 5 feet, more or less, to a point; thence leaving said road, northward 15.8 feet, more or less, to a point in the common boundary line between Lot 37 and 52; thence southwardly 15 feet to the point of beginning.

BEGINNING at a point on the northerly side of Knob Road, said point being common front corners of Lots 52 and 51; thence running with the margin of said road, eastwardly 5 feet, more or less, to a point; thence leaving said road northwardly 15.8 feet, more or less, to a point; thence southwardly 15 feet, more or less, to the point of beginning.

BEING the same property conveyed to Timothy Park and wife, Cathy Park by deed from Thomas B. Gore and wife, Selma M. Gore of record in Book 6592, page 913, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as ~~5612 Knob Road, Nashville, TN 37209~~.

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 ~~11th~~ day of ~~September~~, 19~~85~~.

Cathy Park
Cathy Park

Timothy Park
Timothy Park

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of September, 1985, before me personally appeared Timothy Park and wife, Cathy Park, 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 he executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6655 PAGE 164

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 $ 82,000.00.

Harold Dean Baker Jr.
Affiant

Subscribed and sworn to before me, this the 11th day of September, 1985.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Timothy Park and wife, Cathy Park

to:
H. Dean Baker, Jr., and wife,
Brenda C. Baker

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

IDENTIFI REFERENCE

SEP 13 | 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3 6 3 5 2

TN-34104

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6655 PAGE 165

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

820[illegible].00- CAPT.
213.20 CSTAX
.50 PRFE
6.00 WDE'D
CHECK 219.70-
6038A09/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36352

IDENTIFICATION REFERENCE

SEP 13 1 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172571