6437

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John S. Duval, III et ux 601 Vanoke Drive Madison, TN 37115	same	83-06-378

This instrument prepared by: Boult, Cummings, Conners & Berry (BAS)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Rick Baker and wife, Rhea S. Baker ("Grantors") have bargained and sold, and hereby transfer and convey to John S. Duval, III and wife, Barbara A. Duval ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters on the Plan of record in Book 5200, page 211, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons.

Executed this 23rd day of December, 1985.

Rick Baker, Grantor

Rhea S. Baker, Grantor

[STATE OF TENNESSEE
[COUNTY OF SUMNER
[The actual consideration or value, whichever is greater, for
[this transfer is $31,109.89.
[
[
[
[
[Subscribed and sworn to before me this 23rd day of
[December, 1985.
[
[
[
[

Affiant

Notary Public
My commission Expires: 5/17/86

This is improved property, known as 1818 Eastland Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Glenn Hackett, a Notary Public in and for said County and State, the within named Rick Baker and wife, Rhea S. Baker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tenn., this 23rd day of December, 1985.

Notary Public

My Commission Expires: 5/17/86

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Resubdivision of a part of Lot 9, W. L. Horn's Spout Spring Addition, of record in Book 5200, page 211, Register's Office for said County.

Said Lot No. 7 fronts 95.0 feet on the southerly margin of Eastland Avenue and extends back between parallel lines, 150.00 feet to a line in the rear on which it measures 94.65 feet.

Being the same property conveyed to Rick Baker and wife, Rhea S. Baker, by deed from Stephen A. Maynard and wife, Mary S. Maynard, of record in Book 6327, page 687, Register's Office for Davidson County, Tennessee.

6.5176.

IDENTIFICATION REFERENCE

DEC 31 2 04 PM '85

FELIX A. DE BORD, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6751 PAGE 312

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

311US.00- CONT.
80.26 CNTAX
.50 PRFEE
9.00 MORTD
CHECK 90.36-
1535A12/31/65 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6: 5 1 7 6

IDENTIFICATION REFERENCE

Dec 31 2 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206396