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Map: 117-3-A

Parcel: 36

WARRANTY DEED

Address of New Owner(s)
Mr. and Mrs. Todd Baker
1003 Overton Lea Road
Nashville, Tennessee 37220

Send Tax Bills to:

same

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

MAIL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $83,500.00.

Ruby P. Treadway
Affiant

Subscribed and sworn to before me this 27 day of JANUARY, 1986.

Notary Public
My Commission Expires: 7-9-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in Consideration of the sum of EIGHTY-THREE THOUSAND FIVE HUNDRED DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Ruby P. Treadway, a widow, have bargained and sold, and by these presents do transfer and convey to Todd Baker and wife, June B. Baker, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Unit No. 36 as shown on the plat of Versailles Apartments of record in Plat Book 5050, page 80, Register's Office for Davidson County, Tennessee, which is a condominium plat.

Subject to plat of record and Master Deed and Bylaws which are of record in Book 5168, page 944, as amended in Book 5589, page 367, Book 5659, page 641, and Book 5667, page 375, all in the Register's Office for Davidson County, Tennessee.

Subject to a Deed of Trust executed by Charles F. Treadway and wife Ruby P. Treadway, to Everett A. Covington, Jr., Trustee, of record in Book 5240, page 975, dated January 4, 1978, to secure an indebtedness in the amount of $35,100.00, and any other sums which may be and become payable under the terms thereof.

Being the same property conveyed to Charles F. Treadway and wife, Ruby P. Treadway (the said Charles F. Treadway being now deceased) by warranty deed from Ervin M Entrekin, Trustee, of record in Deed Book 5240, Page 973, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 36, Versailles Townhomes, Nashville, Tennessee 37215.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Todd Baker and wife, June B. Baker, their heirs and assigns, forever.

I, Ruby P. Treadway, do represent to Todd Baker and wife, June B. Baker, that I am lawfully seized and possessed of the above described land in fee simple, have a good right to convey it, and the same is unencumbered, except as described herein.

I, Ruby P. Treadway, do bind myself, my heirs and representatives, to warrant and forever defend the title to the above described land to Todd Baker and wife, June B. Baker, their heirs and assigns, against the lawful claims of all persons.

Witness this 27 day of Jan, 1986.

Ruby P. Treadway

Ruby P. Treadway

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Ruby P. Treadway, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN, this 27 day of JANUARY, 1986.

JAMES D. JORDAN NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 7-9-89

72097

IDENTIFICATION REFERENCE

JAN 28 1 15 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

83583.00- CAMT.
217.10 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 223.60-
879 01/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2097.

IDENTIF. REFERENCE

JAN 28 | 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214463