BOOK 6773 PAGE 307 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Hilda B. Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January 19 86

L. Chandler Dep Reg
Notary Public

~~MY COMMISSION EXPIRES:~~ _____

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
H. Philip Sadler, Atty., Donelson, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilda Baker Armstrong et vir	Same	53-16
(NAME)	(NAME)	
125 Ray Avenue		Par 101
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN.		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harold J. Baker and Annie Baker Knight Co-Executors of the Estate of Hughie Mai Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hilda Baker Armstrong et vir William P. Armstrong

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

PROPERTY located in Old Hickory, Davidson County, Tennessee and described accoding to a survey by R. L. Montoya Land Surveying dated October 19, 1985 as follows:

BEGINNING at an iron pipe in the north margin of Legion Drive, formerly Pitt Avenue, said point being the southwest corner of this tract and the southeast corner of H. D. Tayes property as of record in Deed Book 2453, page 410 R.O.D.C., Tennessee, thence, along the west line of this tract N. 17° 31' 00" E., 224.67 feet to an iron pin; said point being the southwest corner of Lot #21, Clifton Place as of record in Plat Book 2854, page 86 R.O.D.C., Tennessee; thence, along the north line of this tract S. 65° 53' 54" E., 143.72 feet to an iron pin in the west margin of Clifton Court; thence, along said west margin S. 17° 09' 23" W., 251.00 feet to an iron pin at the inter section of Clifton Court and Legion Drive; thence, along the north margin of Legion Drive N. 55° 58' 00" W., 150.56 feet to the point of beginning, containing 34.120 square feet, 0.78 acres more or less. BEING part of the same property conveyed to Theo Baker and wife, Hughie M. Baker by deed of record in Book 965, page 107, Register's Office for Davidson County, Tennessee.

THIS deed authorized by decree of Probate Court of Davidson County, Tennessee in cause Harold J. Baker vs. Hilda Baker Armstrong et all, partition suit, Docket No. 76817. as of record in Minute Book 302, page 593 in the Office of the Clerk of the Probate Court of Davidson County, Tenn. in compliance with the instructions contained in the Will of Hughie Mai Baker of record in Will Book 149, page 476 in said Probate Clerk's Office.

This is ( ) unimproved ( ) improved (X) property, known as 100 Legion Dr. (House Number) (Street) Old Hickory, Tennessee 37138 (P. O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 27 day of Nov, 19 85

X Annie Muriel Baker Knight

X Harold J Baker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold J. Baker and Annie Baker Knight, Co-Executors of estate of Hughie Mai Baker

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November 19 85

Commission expires 7-27-86

Margaret Russell Ford
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:____.

My commission expires _____

_____
Notary Public

7.26.74

IDENTIFICATION REFERENCE

JAN 30 1 08 PM '06

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			38000.00- BAS.T.	
			68.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	99.70-
			0496A01/30/86 BAL	.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2674

IDENTIFICATION REFERENCE

JAN 30 1 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215139