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

ADDRESS NEW OWNER:
Galt M. Baker
235 Hillsboro Place
Nashville, TN 37212

MORTGAGEE AND
SEND TAX BILLS TO:
First Federal Savings Bank
101 West Lincoln St.
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
117-3-D, -235.00
7DA-91254

#4878

WARRANTY DEED

BOOK 6936 PAGE 160

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, Dalton Development Corporation, a Tennessee Corporation,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Galt M. 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 235 on the plan of Hillsboro Station Condominiums, of record in Book 6250, page 751-53, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Dalton Development Corporation, a Tennessee Corporation, by deed from Hillsboro Land, Ltd., a limited partnership, of record in Book 6505, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1986 taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6740, page 37; (3) Easements of record in Book 3965, page 468, Book 4158, page 34, Book 6595, page 58, Book 3531, page 572, 576 & 592 and Book 4633, page 468; (4) Right of way contract of record in Book 1877, page 581; (5) Storm Water Detention Agreement in Book 6629, page 452 and (6) All matters on the plan of record in Plat Book 6250, pages 751-753.

27 | 27

IDENTIFICATION REFERENCE

AUG 1 8 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~an~~) improved property, known as 235 Hillsboro Place, Nashville, TN 37212.

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 29th day of July, 19 86.

DALTON DEVELOPMENT CORPORATION
BY: Jack H. Dalton
Jack H. Dalton, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6936 PAGE 161

Before me, the undersigned, of the State and County aforesaid, personally appeared Jack H. Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President (or other officer authorized to execute the instrument) of the Dalton Development Corporation, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of July, 19 86.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 89,500.00.

Galt M. Baker
Affiant

Subscribed and sworn to before me, this the 29th day of July, 19 86.

Notary Public

My Commission Expires: 1/15/89

WARRANTY DEED

from:

DALTON DEVELOPMENT CORPORATION,
A TENNESSEE CORPORATION

to:

GALT BAKER

RETURN TO: First Title & Escrow
File Box 38

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

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

RECEIVED OF _____

FOR _____

BOOK 6936 PAGE 162

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

8950[illegible].00- CANT.
250.60 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 257.10-
4900A 08/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27-127-

IDENTIFICATION REFERENCE

AUG 1 8 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278113