BOOK 6945 PAGE 629 Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 86

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Q. Baker	Atlantic Coast Mortgage Company	141-15-A
(NAME)	(NAME)	
7347 Rolling River Parkway	3975 University Drive	49CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Fairfax, Virginia 22030	9D-68033
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

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, Ennis Lee Pearce, Jr. and wife, Elizabeth Cobb Pearce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Q. Baker and wife, Ann B. Baker

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Section I, Rolling River Estates, of record in Book 4860, page 27, Register's Office for said County.

Said Lot No. 27 fronts 106.83 feet on the westerly margin of Rolling River Parkway and extends back 158.17 feet on the northerly line and 183.63 feet on the southerly line to a broken line in the rear, measuring 136.28 feet thereon. Being the same property conveyed to Ennis Lee Pearce, Jr. and wife, Elizabeth Cobb Pearce by deed from Walter B. Williams and wife, Margie L. Williams of record in Book 4992, page 952, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Section I, Rolling River Estates, as said areas are set forth and defined in Restrictions of record in Book 4788, page 950, Book 4892, page 679, and Book 4892, page 689, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This is ( ) unimproved (XX) improved property, know as 7347 Rolling River Parkway, Nashville, TN 37221
(House Number) (Street) (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 convenant 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 their hand s this 7th day of August, 19 86

Ennis Lee Pearce, Jr.

Elizabeth Cobb Pearce

North Carolina

STATE OF ~~TENNESSEE~~
~~Davidson~~ County
Nash

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ennis Lee Pearce, Jr. and wife, Elizabeth Cobb Pearce

the bargainors, 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 Rocky Mount North Carolina, ~~Tennessee~~, this 7th day of August, 19 86.

Commission expires 1-14-1991

Evelyn Hagan
Notary Public

* or proved to me on the basis of satisfactory evidence.

EVELYN HAGAN
NOTARY PUBLIC
NASH COUNTY

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

Ennis Lee Pearce, Jr. and wife, Elizabeth Cobb Pearce

TO

Samuel Q. Baker and wife, Ann B. Baker

30315

IDENTIFICATION REFERENCE

AUG 11 12 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

Prepared by:
T. Duke Tatum Attorney

Rec'd 12

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

9150[illegible] 8- CAMT.
256.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 262.70-
8604A08/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3031.5

IDENTIFI. REFERENCE

Aug 11 12 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281718