Box 8 cg

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

ADDRESS NEW OWNER:
David F. Baker, III
3805 Rolland Road
Nashville, TN 37205

MORTGAGEE:
Union Planters National Bank

P.O. Box 470
Memphis, Tennessee 38101

MAP-PARCEL NUMBERS:
MAP 104-13
PARCEL 110
07DA-07310

WARRANTY DEED

BOOK 6990 PAGE 278

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, Michael Emanuel Doneson, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David F. Baker, III and wife, Melanie S. 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:

LAND in Davidson County, Tennessee, being the westerly 65 feet of Lot No. 6 on the plan of Abrahams Subdivision of Lot No. 22 of Block "L" in Whitland Realty Company's Subdivision of record in Book 547, page 87, Register's Office for said County.

SAID part of Lot No. 6 fronts 65 feet on the southerly margin of Rolland Road and extends back 218.51 + feet on the westerly line and 216.88 + feet on the easterly line to a dead line in the rear, measuring 65 feet thereon.

BEING the same property conveyed to Michael Doneson and wife, Celina Doneson by installment deed from Marilyn Gordon Foyer and husband, Henry Foyer of record in Book 5575, page 884, said Register's Office. Michael Doneson and Celina Doneson have since divorced. Celina Doneson has conveyed her interest in subject property by Quitclaim Deed of record in Book 6516, page 232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

4619

IDENTIFICATION REFFRED TO

SEP 25 9 52 AM '86

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

This is (un)improved property, known as 3805 Rolland Road, Nashville, TN 37205.

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 22nd day of September, 19 86.

Michael Emanuel Doneson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of September, 19 86, before me personally appeared Michael Emanuel Doneson, unmarried, 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 his free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6990 PAGE 279

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

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of September, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Michael Emanuel Doneson, unmarried

to:
David F. Baker, III and wife,
Melanie S. Baker

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

TN 25746

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

RECEIVED OF _____

FOR _____

BOOK 6990 PAGE 280

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

160000.00- CAMT.
448.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 454.50-
6566A09/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46169

IDENTIFICATION REFERENCE

SEP 25 9 52 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299277