BOOK 7021 PAGE 948

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Ronald T. Baker and wife, Ginger L. Baker 649 Atlanta Drive Hermitage, Tenn. 37076	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 75-8 Parcel 88

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LARRY L. JOHNSON and wife, SONJA B. JOHNSON have bargained and sold and by these presents do transfer and convey unto the said RONALD T. BAKER and wife, GINGER L. BAKER their heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 387 on the Plan of Tulip Grove, Section 6, which is of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Larry L. Johnson and wife, Sonja B. Johnson, by deed from Larry Dean Tubb and wife, Diana L. Tubb of record in Book 6169, Page 112, Register's Office for Davidson County, Tennessee.

This is improved real property known as 649 Atlanta Drive, Hermitage, Tennessee 37076.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said RONALD T. BAKER and wife, GINGER L. BAKER, their heirs and assigns forever.

We do covenant with the said RONALD T. BAKER and wife, GINGER L. BAKER that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Real Property Taxes for 1986 which are prorated to date of closing and assumed by Grantees.

2. Restrictive Covenants of record in Book 4511, page 994, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plan of Tulip Grove, Section 6, of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee.

5 7 1 4 8

IDENTIFICATION REFERENCE

OCT 28 10 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said RONALD T. BAKER and wife, GINGER L. BAKER, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand this 24th day of October, 1986.

Larry L. Johnson
LARRY L. JOHNSON

Sonja B. Johnson
SONJA B. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Conkwright, a Notary Public in and for the County and State aforesaid, the within named LARRY L. JOHNSON AND WIFE, SONJA B. JOHNSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 1986.

Connie Conkwright
NOTARY PUBLIC

My Commission Expires: 10/24/88

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,500.00

Ronald T Baker

Subscribed and sworn to before me this 24th day of October, 1986.

Connie Conkwright
NOTARY PUBLIC

My Commission Expires: 10/24/88

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

RECEIVED OF _____

FOR _____

BOOK 7021 PAGE 950

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

67500.00- CONT.
189.00 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 195.50-
91:18A:10/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57148

IDENTIFICATION REFERENCE

OCT 28 10 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05251