B-415

BOOK 7026 PAGE 983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Frederick W Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 1986.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Frederick W. Baker (NAME)	Troy & Nichols, Inc. (NAME)	155-3-B #46
7321 River Park Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Monroe, La. 71211 (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, Allen Earps Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick W. Baker and wife, Suzanne K. 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 46 on the Plan of River Park Estates, of record in Book 6250, Page 658, amended in Book 6830, Page 806, Register's Office for Davidson County, Tennessee.

For a more complete description reference to said plan is hereby made.

Being the same property conveyed to Allen Earps Builders, Inc. by deed from Belmont Investment Corporation of record in Book 6805, page 998, Register's Office for Davidson County, Tennessee.

5 8 7. 8 2.

IDENTIFICATION REFERENCE

Oct 31 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( )
This is improved ( ) XX property, known as 7321 River Park Drive, 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 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 his hand this 30th day of October, 19 86.

Allen Earps Builders, Inc.
By: Allen Earps
Allen Earps, President

950

Bk 15

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Larry N. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared Allen Earps and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~themselves~~) to be the President and _____ respectively of the Allen Earps Builders, Inc. the within named bargainor, a corporation, and that (he) as such President 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 Allen Earps as such, President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of October, 19 86

My commission expires June 5, 1989

Larry N. Westbrook
Notary Public

WARRANTY DEED

FROM

Allen Earps Builders, Inc.

TO

Frederick W. Baker and wife, Suzanne K. Baker

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37208

Bk 15

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

138500.00- CAMT.
387.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 394.30-
0950A10/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 7 8 2

IDENTIFICATION REFERENCE

Oct 31 2 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07047