BOOK 7038 PAGE 784

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Clara L. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 1986.

Notary Public

MY COMMISSION EXPIRES: 6/7/1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys; One Burton Hills Blvd, Suite 130; Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	~~SEND TAX BILLS TO~~:	MAP-PARCEL NUMBERS
Clara L. Baker (NAME)	Mortgagee - none (NAME)	map 118-1
1206-A Dallas Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	458
Nashville, TN 37212 (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, Cornerstone Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clara L. 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 B on the Zone Lot Division of Lot 20, Victoria Place, easterly half, as of record in Book 6250, Page 789, Register's Office for Davidson County.

Being a portion of the same property conveyed to Cornerstone Construction Company by deed from Carson Edward Kelly et ux, et alia, of record in Book 6633, Page 803, Register's Office for Davidson County, Tennessee.

6 2 7 0 6

IDENTIFICATION REFERENCE

Nov 13 9 52 AM '86

CHECK

This is improved (X) unimproved ( ) property, known as 1206-A Dallas Avenue (House Number) (Street) Nashville, TN 37212 (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 hand this 12th day of November, 1986

Robert T. Ellis

for Cornerstone Construction Co.

Randall D. Mann

SEE 11/15 180.1

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STATE OF TENNESSEE
Davidson County

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, 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, the UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared RANDOL G. MANN and ROBERT T. ELLIS with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the partners and partners respectively of the CUMBERLAND CONSTRUCTION CO. the within named bargainor, a ~~corporation~~ partnership, and that (he) as such partners and partners, being (they) authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said RANDOL G MANN as such partner, and attesting the same by the said Robert Ellis as such Partner

Witness my hand and official seal at office at Nashville Tn on this the 12th day of May, 19 86

My commission expires 4-19-87

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

TO

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

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

600[illegible].00- CONT.
173.60 CSTAX
.80 PRFEE
6.00 MOTX
CHECK 180.[illegible]
[illegible]/13/86 DAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

627-06

IDENTIFICATION REFERENCE

Nov 13 9 52 AM '86

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 11346