BOOK 7180 PAGE 241

File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,709.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 87

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Candie Randolph Baker (NAME)	Same (NAME)	15DA 43019
2322 Brittany Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map: 083-11
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Par: #173

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, Ernest D. Casper and wife, Kathleen A. Casper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Candie Randolph Baker, a married person

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

A tract of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the southerly margin of Brittany Drive, being at the northwest corner of Lot No. 292, Fortland Park, Section 3, as of record in Book 2900, Page 61, Register's Office, Davidson County, Tennessee; thence with the southerly margin of Brittany Drive S 75° 56 min. E 85 feet to an iron stake; thence S 14° 04 min. W 124.97 feet to an iron stake; thence S 67° 00 min. W t1.6 feet to a concrete monument at the northeast corner of Lot No. 291, Fortland Park Section Three; thence with the northerly line of said Lot No. 281, N. 67° 53 min. W 44.5 feet to a concrete monument in said northerly line of Lot No. 291 and at the southeast corner of Lot No. 292 in the Fortland Park, Section Three; thence with the easterly line of said Lot 292, N 14° 04 min. E 149.5 feet to the beginning, containing 12,465 square feet more or less. Any paved portion of Brittany Drive that is included in the above description is specifically excluded from this conveyance.

BEING the same property conveyed to the Grantors herein by Installment Deed from Thomas Alan Treadway, unmarried, of record in Book 6612, Page 433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note as secured by the said Installment Deed of record in Book 6612, Page 433, said Register's Office, payable according to the terms and conditions therein.

unimproved ( )
This is improved (X) property, known as 2322 Brittany Drive (House Number) (Street) Nashville, TN 37206 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, esate, 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 ti, 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 our hand s this 25th day of March, 19 87

x Ernest D. Casper
Ernest D. Casper

x Kathleen A. Casper
Kathleen A. Casper

STATE OF TENNESSEE
Davidson County

BOOK 7180 PAGE 242

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest D. Casper and wife, Kathleen A. Casper

or proved to me upon the basis of satisfactory evidence the bargainor s, 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, Tennessee, this 25th day of March 19 87

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE

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 (this 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

WARRANTY DEED

FROM
Ernest D. Casper et ux

Kathleen A. Casper

TO
Candie Randolph Baker

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

0 7 7 9 4

IDENTIFICATION

MAR 25 3 08 PM '87

HELEN C. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED BOOK 7180 PAGE 243

FOR

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

21709.15- CAPT.
0..75 CITEN
.50 CERT
0.00 RPRT
CHECK 35.25-
C074CC/25/07 TAL .75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 61398