# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

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| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| PERRYMAN CONSTRUCTION CO., INC. (NAME) | COMMERCE UNION BANK (NAME) | Map 116-11 |
| P.O. Box 67 (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | Parcel 58 |
| Brentwood, (CITY) Tennessee (STATE) 37027 (P. O. ZIP) | Nashville, (CITY) Tennessee (STATE) 37219 (ZIP) | F.B.#RM2397 |

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, JOE H. BAKER and wife, GERTRUDE G. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PERRYMAN CONSTRUCTION CO., INC.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 No. B and that portion of an unnamed alley abandoned by the City of Belle Meade by Ordinance No. 84-1 on the Plan of Resubdivision of Lots 17, 22, 23 & 24 Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Plat Book 2330, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joe H. Baker and wife, Gertrude G. Baker by deed from Martin L. Zeitlin and Joe Zeitlin, partners d/b/a Martin Construction Company of record in Book 2485, page 411, said Register's Office and by City of Belle Meade Ordinance No. 84-1.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 2330, page 12, said Register's Office.

IDENTIFICATION REFERENCE 30178

MAY 20 8 55 AM '87
FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4303 Lillywood Road, Nashville, Tennessee 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 GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of May, 1987.

Joe H. Baker
JOE H. BAKER

Gertrude G. Baker
GERTRUDE G. BAKER

STATE OF Oklahoma
COUNTY OF Carter

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE H. BAKER and wife, GERTRUDE G. BAKER

the bargainor, ~~s~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~s~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ardmore, Carter County, OK, this 15th day of May, 19 87.

My commission expires February 13, 1990 Notary Public Linda L. Renick

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 19 87.

MY COMMISSION EXPIRES: 5/30/88 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM JOE H. BAKER and wife, GERTRUDE G. BAKER

TO PERRYMAN CONSTRUCTION CO., INC.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

**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 |
|---|---|---|---|---|
| | | | 248000.00- CAMT. | |
| | | | 694.40 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDE D | |
| | | | CHECK | 700.90- |
| 2097A05/28/87 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3017.8

IDENTIFICATION REFERENCE

May 28 3 56 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 86544