File Box 44

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Box 114

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Thomas E. Batey
Affiant

Subscribed and sworn to before me, this 18 day of June, 1987.

S. Dianne Werner
Notary Public

My Commission expires: 11-12-90

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Thomas E. Batey and wife, Bonnie T. Batey 5115 Hillsboro Road Nashville, Tennessee 37215	SAME	117-13-B-11

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELBERT W. BAKER, JR. AND WIFE, JUNE R. BAKER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS E. BATEY AND WIFE, BONNIE T. BATEY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 406 on the Plan of Phase I of Abbottsford, a planned unit development, as of record in Book 6250, pages 419, 420 and 421, amended in Book 6653, page 134 and Book 6771, page 683, Register's Office for Davidson County, Tennessee, and corrected by Surveyors Certificate of Correction, of record in Book 6800, page 164, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Elbert Baker, Jr. and wife, June R. Baker, by Special Warranty Deed from Michael Fox Construction Company, Inc., of record in Book 6799, page 436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) 1987 taxes, which have been prorated and assumed by the Grantees.

(2) Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 6530, page 242, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions, including without limitation all burdens, liens, obligations and also including but not limited to covenants respecting rights of first refusal, of record in Book 6537, page 303, said Register's Office.

4. Water line easements of record in Book 1286, page 690, said Register's Office and of record in Book 1037, page 572, said Register's Office.

5. Matters shown on the Plat of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419, 420 and 421, said Register's Office, amended in Book ~~6552~~ 6953, page 134 and Book 6771, page 683, said Register's Office, and corrected by Surveyors Certificate of Correction of record in Book 6800, page 164, said Register's Office.

6. Subdivision Plat of the Frank R. Leu Property, of record in Book 6250, page 418, said Register's Office.

7. Storm Water Detention Agreement, of record in Book 6555, page 328, said Register's Office.

8. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 6974, page 909 and Book 6974, page 961, said Register's Office.

9. Grant of Gas Service Line or Fuel Line Easement from Abbott Martin Corporation to Nashville Gas Company of record in Book 6928, page 934, said Register's Office.

10. Deed of common areas to Abbottsford Homeowners Association, of record in Book 7175, page 761, said Register's Office.

This is unimproved property, known as 406 Hyde Park, Nashville, Tennessee 37215.

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 our hands this 15th day of June, 1987.

38329

IDENTIFICATION REFERENCE

JUN 19 2 50 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Elbert W. Baker, Jr.

June R. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Elbert W. Baker, Jr. and wife, June R. Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of June, 1987.

NOTARY PUBLIC

Notary Public

My Commission Expires: 11-12-90

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
			110000.00- CAPITL	
			308.00 CSTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK 314.50-	
			143BA06/19/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38325

IDENTIFY REFERENCE

JUN 19 3 59 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 95692

Void

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