BOOK 7369 PAGE 406

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,407.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 87

Notary Public

MY COMMISSION EXPIRES: 9/15/89

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Linda Baker	First Investment Company	MAP 96-16
(NAME)	(NAME)	
3305 Percy Priest Drive	4300 East Broad, P. O. Box 749	PARCEL 201
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Columbus, Ohio 43216	03D91346
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Harry G. Hemmerly and wife, Robbie Hemmerly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda 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

BEING Lot No. 252B of the Zone Lot Division of Lots Nos. 248-253, of Larchwood, Section III, of record in Plat Book 6250, page 524, amending Plat Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property Quitclaimed to Harry G. Hemmerly by deed from James T. McLean, unmarried, of record in Book 6615, page 917, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6076, Pages 69-72; Book 6122, page 482; Book 6250, page 524, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Harry G. Hemmerly and wife, Robbie M. Hemmerly, to Douglas R. Berry, Trustee, for First Investment Company, dated July 19, 1985, and filed for record in Book 6615, Page 918, Register's Office for said County, with an unpaid principal amount of approximately $50,507.39, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

7 0 7 5 2

IDENTIFICATION REFERENCE

OCT 2 9 58 AM 1987

DAVIDSON COUNTY, TN

THIS CHECK IS unimproved ( ) property, known as 3305 Percy Priest Drive, Nashville, TN 37214
is improved (XX)
(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 heir 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 hand s this 30th day of September, 19 87

Robbie Hemmerly

Harry G. Hemmerly

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry G. Hemmerly and wife, Robbie Hemmerly

(or proved to me on 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 30th day of September 19 87

Commission expires 4/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Harry G. Hemmerly
Robbie Hemmerly

TO

Linda Baker

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

52407.39- CAMT.
146.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 153.22-
8948A 10/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.07.5.2

IDENTIFICATION REFERENCE

OCT 2 9 58 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22480