Address New Owner:	Send Tax Bills To:	Map/Parcel
Don Baker 1414-B NORVEL AVE. NASHVILLE, TN 37216	Same	Map 83-13 Par 299 23W-5190

WARRANTY DEED

FOR AND IN CONSIDERATION 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, JOHN ALLEN FARRAR, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto the said DON BAKER, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing the survey of Lot No. 108 and the resubdivision of Lots Nos. 105, 106 and 107 of Block "1" of the Lindsley Tract, as of record in Book 843, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 61 feet on the east side of South 14th Street and runs back between parallel lines along the south margin of Fatherland Street, 150 feet to a dead line.

Being the same property conveyed to John Allen Farrar by deed from Lyndal Roberts, of record in Book 7144, page 784, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 843, Page 94, said Register's Office; Easement of record in Book 4904, page 876; and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1400 Fatherland Street, Nashville, Tennessee.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 7144, Page 784, said Register's office, as Modified in Book 7179, page 683; said Register's Office; and a deed of trust of record in Book 7144, page 793, said Register's Office.

This instrument was prepared from information furnished by John Allen Farrar.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said DON BAKER, his heirs and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

6 1 0 3 4

IDENTIFICATION REFERENCE

Nov 10 8 16 AM '87

DAVIDSON COUNTY, TN

Whenever 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 on this 5th day of October, 1987.

John A Farrar
JOHN ALLEN FARRAR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,439.68 .

x Dana Baker
AFFIANT

Sworn to and subscribed before me this 8th day of October, 1987.

x David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/13/89 .

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Allen Farrar, the bargainor, 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 and official seal at Brentwood, Tennessee, this ~~10th~~ 5th day of October, 1987.

David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/13/89 .

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7399 PAGE 596

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

50439.68- CAMT.
141.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 147.62-
0869A11/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.1.0.3.4.

IDENTIFICATION REFERENCE

NOV 10 8 46 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 34111