BOOK 7528 PAGE 737

25393

This instrument prepared by:

William L. Brooks
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

IDENTIF REFERENCE

DEED

APR 28 12 17 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Send Tax Bills to
New Owner as Follows:

Della Ruth Proctor Baker
126 Happy Valley Road
Goodlettsville, TN 37072

Address of Property:

126 Happy Valley Road
Goodlettsville, TN 37072

Map 6
Par 67

Mail

PURSUANT to Final Judgment of the Probate Court for Davidson County, Tennessee, of April 8, 1988, in Civil Action No. 87D-981, entitled Della Ruth Proctor Baker v. Gary Hall Baker, and for good and valuable consideration, the receipt of which is acknowledged, I, Gary Hall Baker (the "Grantor"), hereby transfer and convey unto Della Ruth Proctor Baker (the "Grantee"), all my right, title and interest in and to that parcel of real estate situated in Davidson County, Tennessee, described as follows:

LAND in the 10th Civil District, Davidson County, Tennessee, described in part according to a survey by Wayne S. Cooper, Sr., Surveyor, May 4, 1968, and in part by a survey by John Kohl, Tennessee Registered Land Surveyor, No. 100, dated July 10, 1979, as follows:

9303 04/28 0101 03CHECK 6.00

BEGINNING at a point in the center of Happy Valley Road at the northwesterly corner of the James A. Woods Property (Book 4197, page 641, Register's Office for said County); thence, with Woods' property lines, South 43° 00' West 350 feet; South 48° 00' West 300 feet; North 42° 00' West 118 feet; South 46° 00' West 300 feet to a point; thence, with other property lines, North 86° 00' West 625.06 feet, North 6° 00' West 169.6 feet, North 8° 00' West 313.5 feet, North 45° 00' East 113 feet, South 77° 00' East 669 feet, North 62° 30' East 342 feet to the center of said road; thence with said center line, South 41° 00' East 163.4 feet, South 43° 15' East 200 feet and South 54° 30' East 199 feet to the point of Beginning and containing 18.01 acres, more or less.

Being the same property conveyed to Gary H. Baker and wife, Della P. Baker (being the same as Della Ruth Proctor Baker, Grantee herein) by Deed of Record in Book 5461, Page 827, Register's Office for Davidson County, Tennessee.

This is improved property known as 126 Happy Valley Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said right, title and interest in and to the aforesaid real estate, unto said Della Ruth Proctor Baker, her heirs and assigns, forever.

IN WITNESS WHEREOF, I have executed this instrument this 14th day of April, 1988.

Gary Hall Baker

Gary Hall Baker

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, JOY G. MURPHY, a notary public in and for said county and state, the within named Gary Hall Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of April, 1988.

Joy G. Murphy
Notary Public

My commission expires: My Commission Expires Sept. 11, 1990

JOY G. MURPHY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Della Ruth Proctor Baker, being first duly sworn, makes oath that the property transferred in the above deed was previously owned by Grantor and Grantee as tenants by the entireties.

Della Ruth Proctor Baker

Sworn to and subscribed before me, this 22 day of April, 1988.

Carolyn B. Mills
Notary Public

My commission expires: May 8, 1991

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE