MAP: _____
GROUP: _____
PARCEL: _____

This instrument prepared by
James B. Dance, Attorney
Carthage, Tennessee 37030.

MAP-95-9
Parcel 198
A

WARRANTY DEED

BOOK 7660 PAGE 502

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and further for the love and affection which we entertain for our son and daughter-in-law, WE, **MARVIN O. BAKER and wife, DOLLIE T. BAKER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **KENNETH W. BAKER and wife, RUBY DEAN BAKER**, their heirs and assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, and being described as follows, to-wit:

> BEING land in Davidson County, Tennessee, being Lot No. 1142 on the Plan of Hermitage Hills, Section 9, as of record in Book 3600, page 97, Register's Office of said County.
>
> Said Lot No. 1142 fronts 82.04 feet on the northerly side of Plantation Drive and extends back 174.7 feet on the easterly line and 174.0 feet on the westerly line to a dead line in the rear, measuring 69.7 feet thereon.
>
> AND BEING the same tract or parcel of land as that conveyed to Marvin O. Baker and wife, Dollie T. Baker by Deed from A. H. Johnson and wife, Malvin Johnson dated July 28, 1965 and which is of record in Deed Book 3918, page 490, Register's Office of Davidson County, Tennessee.
>
> This property is known as 4010 Plantation Drive, Hermitage, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said KENNETH W. BAKER and wife, RUBY DEAN BAKER, their heirs and assigns, forever.

WE covenant with the Grantees that we are lawfully seized and possessed of said tract or parcel of land in fee simple; that I have a good and lawful right to convey it and that same is unencumbered.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 1988.

Deputy Register

WE further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said tract or parcel of land to the said KENNETH W. BAKER and wife, RUBY DEAN BAKER, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession with Deed. BOOK 7660 PAGE 503

The 1988 property taxes will be paid by Grantee.

WITNESS our signatures this the 17th day of ~~AUGUST~~ September, 1988.

Marvin O. Baker
MARVIN O. BAKER

Dollie T. Baker
DOLLIE T. BAKER

STATE OF TENNESSEE

COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named **MARVIN O. BAKER and wife, DOLLIE T. BAKER,** the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Smith County, Tennessee, this the 17th day of ~~AUGUST~~ September, 1988.

James B. Dunn
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires:

9-19-89

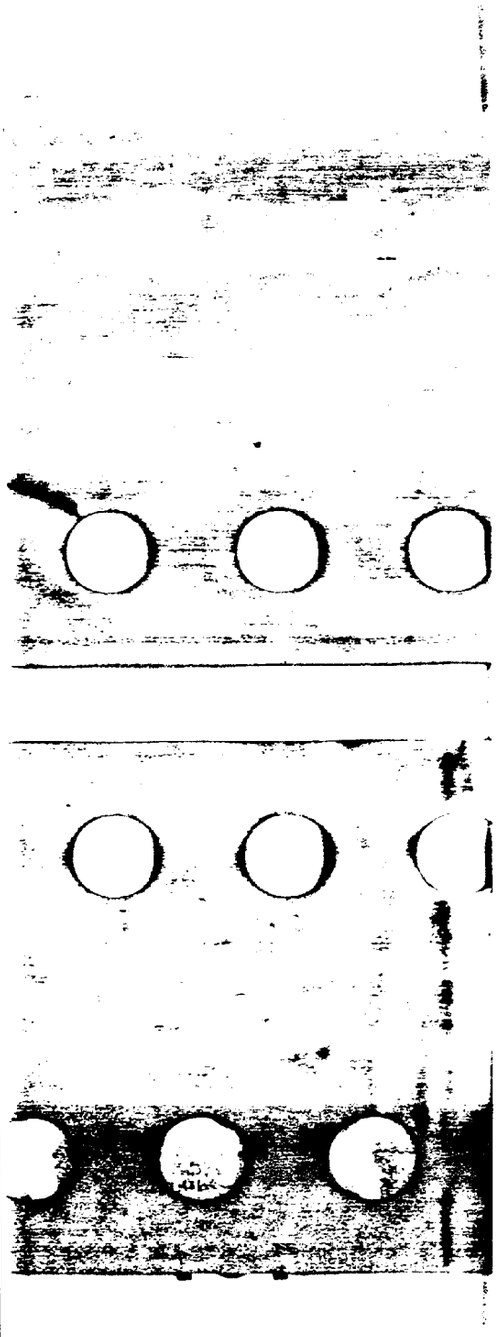
SEND TAX NOTICE TO:

Mr. and Mrs. Kenneth W. Baker
4010 Plantation Drive
hermitage, Tennessee

7.04872

SEP 23 2 25 PM '88

RUSH



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7660 PAGE 504

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

CAMT 60000.00
CON TX 198.00
PRFEE 0.50
WDEED 6.00
TOTAL 204.50
CHECK 204.50

09/23/88 01 14:28 0001 0414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70487

IDENTIFICATION

SEP 23 2 25 PM '88

No. 137393