WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mrs. Claire J. Baker	Same	5DU-33211
Route 5 (NAME) 2214 Antioch Pike	(NAME)	162-0-71
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 (10.00) ----------

---------- *Dollars,*

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, EDNA T. WILKERSON, unmarried,

APR 7 10 39 AM '89

22941

have this day bargained and sold, and do hereby transfer and convey unto the said CLAIRE J. BAKER, unmarried, her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land lying in the 5th Civil District of said County, to wit:

Bounded on the North by Benzing Road; the East by property of Charles A. Driver; the South by property to be deeded to Charles R. Rilkerson; the West by property of Pauline W. Peay.

BEGINNING at a pin in fence line on the south margin of Benzing Road 15 feet from the center line, being the NW corner of this tract and further identified as being east 647.3 feet with said margin from the NE corner of (now or formerly) Clarence Griggs; thence with east fence line of Pauline W. Peay S 0° 23' W 135.2 feet to a pin in fence corner; thence with north fence line of property to be deeded to C. R. Wilkerson S 87° 17' E 143.0 feet to a pin in west line of Charles A. Driver 20 feet east of fence corner; thence with west line (partly fenced) of Driver N 6° 00' E 136.0 feet to a pin in fence corner on south margin of Benzing Road 15 feet from center line; thence with said margin, 15 feet from and parallel with center line N 87° 30' W 156.0 feet to the beginning, containing 0.46 acres, more or less.

Being the same property conveyed to Chrles R. Wilkerson and wife, Edna J. Wilkerson, by deed from J. A. Wilkerson and wife, Robbie M. Wilkerson of record in Book 1385, Page 475, Register's Office for Davidson County, Tennessee, and by deed of correction from Charles R. Wilkerson and Pauline W. Peay of record in Book 5623, Page 417, Register's Office for said County; the said Charles R. Wilkerson having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 6 day of April, 19 89

Affiant: Claire J. Baker

My commission expires: 9-9-89 (Affix Seal)

Notary Public: Eunice Miller

This is unimproved ( ) improved (X) property, known as Benzing Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Claire J. Baker, her

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Claire J. Baker, her

(successors), heirs and assigns, against the lawful claims of all persons,

Witness my *hand this* 6th *day of* April, 19 89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edna J. Wilkerson

Edna J. Wilkerson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edna J. Wilkerson

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 6th *day of* April, *19* 89

Eunice Miller *Notary Public*

Commission expires 9-9-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....., ...*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

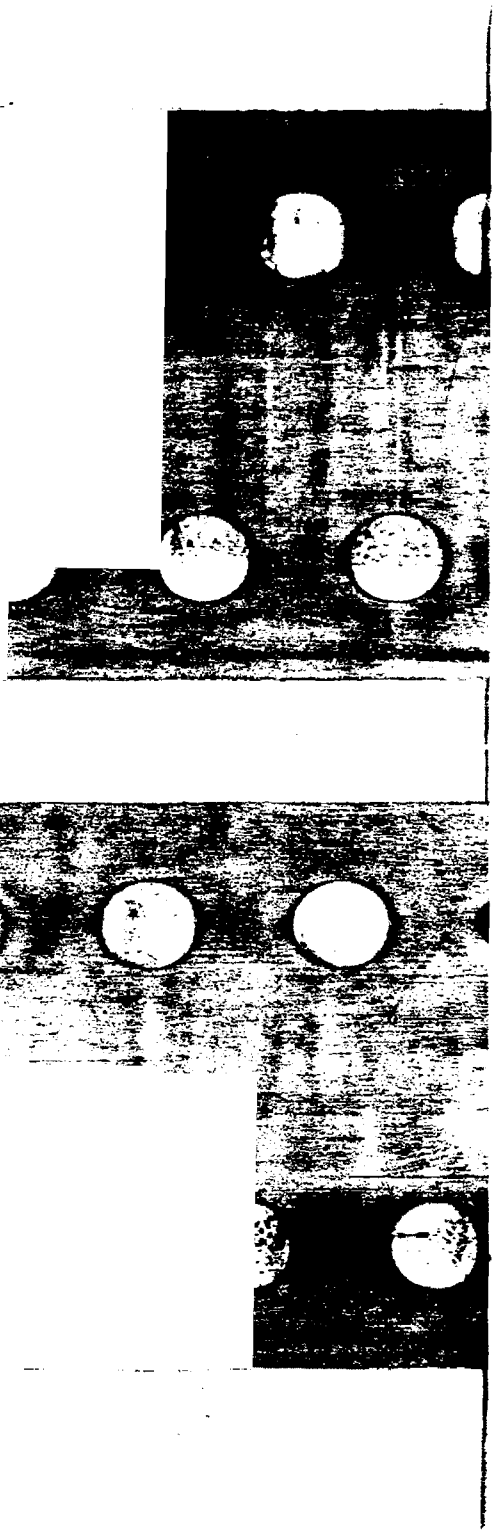
EDNA J. WILKERSON

TO

CLAIRE J. BAKER

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS.
Suite 500
230 Fourth Avenue North
Nashville, TN 37219
255-7336

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

RECEIVED OF _____

FOR _____

BOOK 7811 PAGE 655

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 42000.00
CON TX 138.60
PRFEE 0.50
WDEED 6.00
TOTAL 145.10
CHECK 145.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3418

22941

IDENTIFICATION

APR 7 10 39 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 197834