THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P. O. Box 1368
Madison, Tennessee 37116

Mail

WARRANTY DEED

BOOK 7879 PAGE 826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Williams, etux (NAME)	SAME AS NEW OWNER (NAME)	42-12-54 & 77
1945 Baker Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------$10.00---------- *Dollars.*

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

1575 07/03 0101 03CHECK 422.50

We, RAY BAKER and wife, BARBARA BAKER

have this day bargained and sold, and do hereby transfer and convey unto the said KENNETH WILLIAMS and wife, JUANITA L. WILLIAMS

the Grantees herein, their (successors), heirs and assigns,

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

SEE "EXHIBIT A" ATTACHED AND MADE A PART HEREIN FOR A MORE COMPLETE AND ACCURATE DESCRIPTION AS IF COPIED HEREIN VERBATIM.

This conveyance is made subject to a life estate retained by instruments of record in Book 4992, page 720 and corrected in Book 6280, page 58, said Register's Office.

Barbara Baker, spouse of Ray Baker, joins in this conveyance to convey any and all right, title or interest which she may have in the property, marital or otherwise, however, the spouse makes no warranties with respect to the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me this the 30th *day of* June *19* 89

Affiant

My commission expires: 12-15-91

(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as _____ *(House Number)* _____ *(Street)* _____ *P.O. Address* _____ *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors) heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered, except that which appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 this 30th *day of* June, *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.*

RAY BAKER

BARBARA BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7879 PAGE 827

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* RAY BAKER and wife, BARBARA BAKER

the within named bargainor s, *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 Madison, *Tennessee, this* 30th *day of* June, *19* 89

Notary Public

Commission expires 12-7-91

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

Ray Baker, etux

TO

Kenneth Williams

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

"EXHIBIT A"

BOOK 7879 PAGE 828

Land in Davidson County, Tennessee, being Lot No. 3 and the southerly 25 feet of Lot Nos. 15 and 16 on the Map of a Subdivision of a part of the W. W. Gray Property at Madison, Tennessee, as of record in Book 974, page 22, Register's Office for Davidson County, described as follows:

BEGINNING at the northwest intersection of Walker Street and Old Hickory Boulevard formerly Halls Lane; thence along the margin of Walker Street, northerly 175 feet to a point; thence westerly parallel to Old Hickory Boulevard, 200 feet to a point; thence southerly 25 feet to the common corner of Lot Nos. 4 and 15; thence easterly along said line, 100 feet to the corner of Lots 3, 16 and 4; thence with the line between said Lots Nos. 3 and 4, southerly 150 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to Ray Baker, by deed from Blue Crest Music, Inc. of record in Book 4894, page 845, Register's Office, Davidson County, Tennessee, SUBJECT to the life estate conveyed to Joe Smith and wife, Irene Smith by deed from Ray Baker, of record in Book 4992, page 720 and corrected in Book 6280, page 581, Register's Office, Davidson County, Tennessee. The said Joe Smith having since died.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to State of Tennessee, by deed from Blue Crest Music, Inc. of record in Book 4826, page 150, Register's Office, Davidson County, Tennessee, and described as follows, to-wit:

Being a part of Lot 3 of the W. W. Gray property of record in Book 974, page 22, Register's Office for Davidson County, Tennessee and more particularly described as follows:

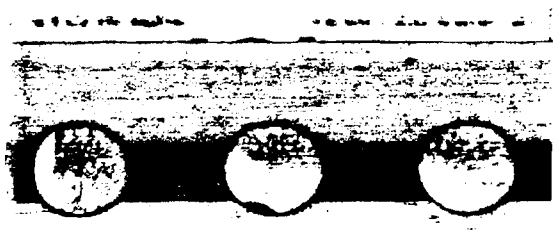
BEGINNING at the northwest corner of Walker Street and Old Hickory Boulevard, thence along the north margin of Old Hickory Boulevard North 89 degrees 28 minutes west 100 feet to a point, thence North 2 degrees 42 minutes east 21.0 feet to a point, thence South 89 degrees 28 minutes east 75.9 feet to a point, thence along a curve left having a radius of 25 feet for 38.3 feet to a point in the west margin of Walker Street, thence along the said west margin South 2 degrees 42 minutes west 45.1 feet to the point of beginning and containing 2222 square feet and being part of the property conveyed to James V. Sisco to Blue Crest Music, Inc. of record in Book 4382, page 754, said Register's Office.

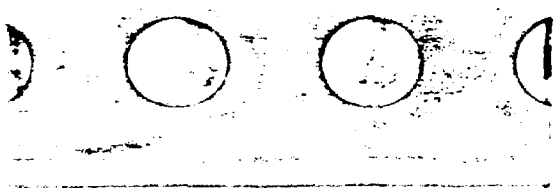
46149

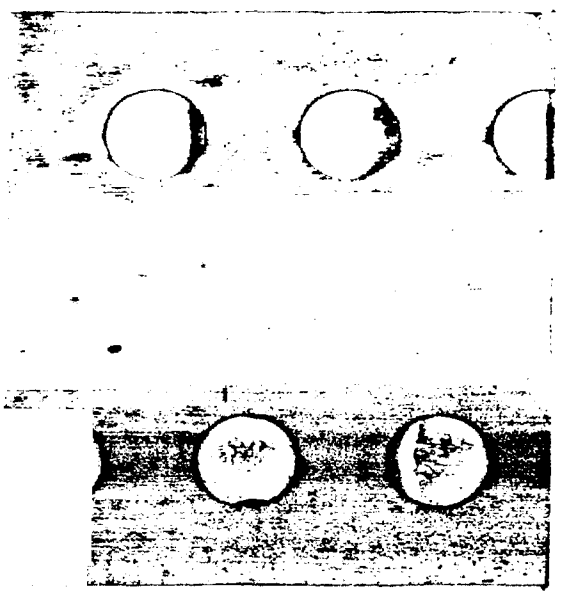
IDENTIFICATION

Jul 3 10 45 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7879 PAGE 829

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 125000.00
CON TX 412.50
PRFEE 0.50
ERR CO
PRFEE 0.50-
PRFEE 1.00
MDEED 9.00
TOTAL 422.50
CHECK 422.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/89 01 10:47 0001 1575

46149

IDENTIFICATION

Jul 3 10 45 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 225310