BOOK 8004 PAGE 271

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,200.00

Henry L Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Henry L. & Magnolia S. Davis (NAME)	Same (NAME)	Map 81-15
3910 Mallard Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 194
Nashville, TN 37218 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	2W-32110

FOR AND IN CONSIDERATION OF THE SUM 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. Izora Goodrum, now Baker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry L. Davis and wife, Magnolia S. Davis

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the northerly 52 feet of Lot No.405 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 405 fronts 52 feet on the easterly side of 18th Avenue North, formerly Line or Salem Street, and runs back 260 feet on the northerly line and 271 feet, more or less, on the southerly line to an alley, measuring 52 feet thereon.

Being the same property conveyed to Izora Goodrum by deed from Mrs. Myrtle Young, Trustee of record in Book 1383, page 336, Register's Office for Davidson County, Tennessee.The said Izora Goodrum having since married to Ambrose Baker, who has since died.

8 8 9 9 5

IDENTIF. REFERENCE

Dec 13 2 22 PM '89

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

4320 12/13 0101 03CHECK 20.86

Taxes for 1989 have been pro-rated and paid.

unimproved ( )
This is improved (X) property, known as 1618 D. B. Todd Blvd. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever 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 my hand this 12th day of December, 19 89

x Izora Baker

Izora Goodrum Baker

Izora Goodrum

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Izora Goodrum Baker
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12th day of December 19 89.

My Commission Expires 5/22/93

Notary Public

NOTARY PUBLIC AT LARGE

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Izora Goodrum Baker

TO
Henry L. Davis and wife,
Magnolia S. Davis

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

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

RECEIVED OF _____

FOR _____

BOOK 8004 PAGE 273

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 4200.00
MOR TX 13.86
ERR CO
MOR TX 13.86-
CON TX 13.86
PRFEE 1.00
WDEED 6.00
TOTAL 20.86
CHECK 20.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 19 0001 4320

88995

IDENTIF. REFERENCE

DEC 13 2 22 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 275490