THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Hilary D. Baker, Jr., et ux
3813 Sam Boney Drive
Nashville, TN 37211

MORTGAGEE:
-None-

SEND TAX BILLS:
-New Owner-

MAP-PARCEL
Wilson County Part of
Map 75, Parcel 10;
Davidson County Part of
Map 87-0, Parcel 74
FB# 04D-09980

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Charles Rowlett and wife, Irene H. Rowlett,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hilary D. Baker, Jr. and wife, Wanda Baker,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, and the 25th Civil District of Wilson County, State of Tennessee, described as follows, to wit:

Being Lot No. 4 on the Unrecorded Plan of the Division of the Charles Rowlett and Wife Property, a plat by John D. McCormick, dated November 5, 1989, and more particularly described as follows:

Said Lot No. 4 begins at an iron pin in the westerly margin of Melvin Road located S 4° 06' 16" W 832.89 feet from an iron pin at the point where the westerly margin of Melvin Road intersects with the southerly margin of a private gravel lane, said point also being the northeast corner of this tract; thence with the westerly margin of Melvin Road S 4° 06' 16" W 276.5 feet to an iron pin, said point being the southeast corner of this tract and the northeast corner of Lot No. 5; thence leaving the westerly margin of Melvin Road and running with the northerly boundary of Lot No. 5 N 84° 36' 30" W 827.69 feet to an iron pin, said point being the southwest corner of this tract and the northwest corner of Lot No. 5; thence N 6° 34' 44" E 71.53 feet to an iron pin; thence N 6° 34' 44" E 204.97 feet to an iron pin, said point being the northwest corner of this tract and the southwest corner of Lot No. 3; thence with the southerly boundary of Lot No. 3 S 84° 36' 22" E 817.14 feet to the point of beginning and containing 5.220 acres, more or less.

Being a part of the same property conveyed to Charles Rowlett and wife, Irene H. Rowlett, by virtue of a deed from Jane J. Jacobs, a single person, as of record in Book 6937, page 897, Register's Office for Davidson County, Tennessee, and Deed Book 413, page 373, Register's Office for Wilson County, Tennessee.

This is unimproved property known as Lot No. 4, Charles Rowlett et ux Property, Melvin Road, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 our hands this 16th day of January, 1990.

Charles Rowlett
CHARLES ROWLETT

Irene H. Rowlett
IRENE H. ROWLETT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Rowlett and wife, Irene H. Rowlett**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of January, 1990.

NOTARY PUBLIC

My Commission Expires: 10-6-91

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Helen O Baker Jr
AFFIANT

Subscribed and sworn before me
this 16th day of January, 1990.

Jean Robinson
NOTARY PUBLIC

My Commission Expires: 10-6-91

Filed for record Jan. 19 19 90
at 12:57 o'clock P.M.
Noted in Note Book 26 page 129
Recorded in Deed Book 417 page 859
In the Register's Office in
Wilson County, Tennessee
On this 19th day of Jan. 19 90
Margie Trice, Register
By: J. Dedman, Dep. Reg.

State Tax $ 115.50
Fee $ 1.00
Recording Fee $ 12.00
Total $ 128.50
Receipt No. 5196
MARGIE L. TRICE, Register
By _____ Deputy

98054

IDENTIFICATION REFERENCE

JAN 23 8 46 AM '90

DAVIDSON COUNTY, TN

5121 01/23 0101 03CHECK 9.00