257
542772-8

BOOK 8068 PAGE 784 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: 11/8/91

(AFFIX SEAL)

Filed 14

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary T. Baker (NAME)	Fidelity Federal Savings & Loan Association of Tennessee (NAME)	159-02-051
1205 Beddington Park (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	FH-25916
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, WE, Fidelity Federal Savings & Loan Association of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary T. Baker and wife, Portia L. Baker

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 Lot No. 60, on the Plan of Hounds Run, of record in Plat Book 6900, pages 167-171, said Register's Office.

Said Lot No. 60 fronts a total of 262.95 feet on the southerly side of Beddington Park and runs back 263.12 feet on the easterly lot line and 241.56 feet on the westerly lot line to a line in the rear which measures a total of 233.58 feet thereon.

Being the same property conveyed to Fidelity Federal Savings & Loan Association of Tennessee by deed from Thomas T. Pennington, Successor Trustee as of record in Book 7902, page 292, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 6900, pages 167-171, said Register's Office, shows an Owner's Certificate, certain easements and setback lines.

Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7079, page 995, amended in Book 7238, page 736, By-Laws in Book 7080, page 8, said Register's Office.

Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services, to serve Hounds Run, in Book 7430, page 183, and Book 7474, page 695, said Register's Office.
(See Reverse Side)

This is unimproved (XX) improved ( ) property, known as 1205 Beddington Park, Nashville, Tennessee 37215
(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 seised 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 his hand this 15th day of March, 19 90

Fidelity Federal Savings & Loan Association of Tennessee

By: [signature] P. [illegible]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

the undersigned

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared STEVE P. MOODY

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice President of the Fidelity Federal Savings & Loan Association of Tennessee a corporation, and that he as such Assistant Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President

Witness my hand and official seal at Nashville, Tenn. this 15th day of March, 1990.

Notary Public

Commission Expires November 10, 1991

WARRANTY DEED

FROM
Fidelity Federal Savings & Loan

TO
Gary T. Baker and wife, Portia L. Baker

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(continuation)
Easement for transmission line granted to the United States of America by T. B. Morgan and wife, in Book 2248, page 618, said Register's Office.

Easement granted by Arlene Zeigler and Mabel Ward to Mrs. Murray M. Johnson, Jr., etal in Book 3675, page 362, said Register's Office.

Easement for transmission line granted to the United States of America in Book 2249, page 86, said Register's Office.

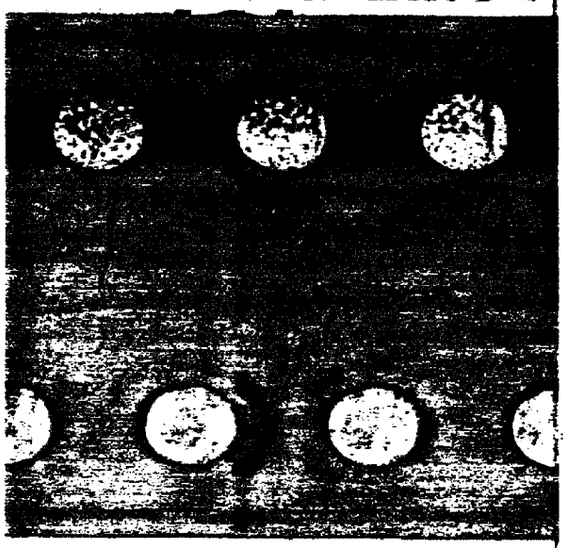
12300

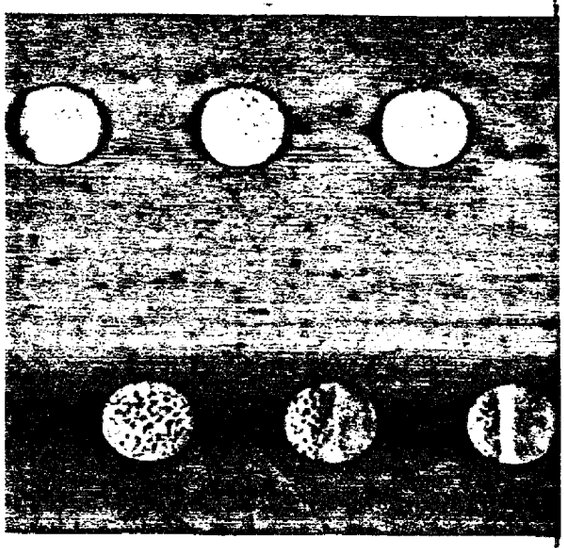
IDENTIF. REFERENCE

MR 21 8 35 AM '90

DAVIDSON COUNTY TN.

4185 03/21 0101 03CHECK 2218.00





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

RECEIVED OF _____

FOR _____

BOOK 8068 PAGE 786

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 670000.00	
			CON TX 2211.00	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 2218.00	
			CHECK 2218.00	
03/21/90	01		08:34 0001 4185	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2300

IDENTIF. REFERENCE

MAR 21 8 35 AM '90

DAVIDSON COUNTY TN.

No. 302626