FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 3rd DAY OF AUGUST, 19 90

Notary Public

MY COMMISSION EXPIRES: 8-
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN. 230 4th Ave. North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
HELEN M. BRANSFORD (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	104-13-110
3805 ROLLAND ROAD (STREET ADDRESS OR ROUTE NUMBER)	230 FOURTH AVE. NORTH (STREET ADDRESS)	7DA 07310
NASHVILLE, TN 37205 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 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 DAVID F. BAKER, III AND WIFE, MELANIE S. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN M. BRANSFORD, UNMARRIED

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 westerly 65 feet of Lot No. 6 on the Plan of Abrahams Subdivision of Lot No. 22 of Block "L" in Whitland Realty Company's Subdivision of record in Book 547, page 87, Register's Office for said County.

SAID part of Lot No. 6 fronts 65 feet on the southerly margin of Rolland Road and extends back 218.51 more or less feet on the westerly line and 216.88 more or less feet on the easterly line to a dead line in the rear, measuring 65 feet thereon.

BEING the same property conveyed to David F. Baker, III and wife, Melanie S. Baker by deed from Michael Emanuel Doneson, Unmarried of record in Book 6990, page 278, Register's Office for Davidson County, Tennessee.

This conveyance subject to:

1. 1990 taxes prorated at closing
2. Plat of record in Bk. 547, pg. 87

47000

AUG 3 4 01 PM '90

unimproved ( )
This is improved (X) property, known as 3805 Rolland Road Nashville, TN 37205
(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 our hands this 3rd day of August, 19 90

X David F. Baker, III
DAVID F. BAKER, III

X Melanie S. Baker
MELANIE S. BAKER

BOOK 8168 PAGE 136

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David F. Baker, III and wife, Melanie S. Baker

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1990.

Commission Expires 6-8-92

Heather Pitt
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7045 08/03 0101 CHECK 848.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8168 PAGE 137

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 255000.00
				CON TX 841.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 848.50
				CHECK 848.50
08/03/90	01			16:04 0001 7046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47000

AUG 3 4 01 PM '90

No. 343513