| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| JOHN H. BAKER, JR. (NAME) | FIRST INVESTMENT COMPANY (NAME) | |
| 108 GUILL COURT (STREET ADDRESS OR ROUTE NUMBER) | P.O. BOX 4300 EAST BROAD ST. (STREET ADDRESS) | |
| MT. JULIET, TN 37122 (CITY) (STATE) (ZIP CODE) | COLUMBUS, OHIO 43216-0749 (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED**

BOOK 8169 PAGE 410

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. DOLLARS

4750.6

IDENTIFICATION REFERENCE

AUG 7 9 00 AM '90

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY

MELANIE L. TUCKER, UNMARRIED
HEREINAFTER NAMED THE GRANTOR.

have bargained and sold, and by these presents do transfer and convey unto the said JOHN H. BAKER, JR. AND WIFE, DONNA M. BAKER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 2 ON THE PLAN OF GUILL HEIGHTS AS OF RECORD IN BOOK 2854, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY MARGIN OF GUILL COURT AT THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWESTERLY 198.6 FEET; THENCE SOUTH 36 DEGREES 30' EAST 100.0 FEET TO THE NORTHWESTERLY MARGIN OF A 50-FOOT UNNAMED STREET; THENCE WITH SAME, NORTHEASTERLY 173.6 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET, NORTHWESTERLY 39.26 FEET TO THE SOUTHWESTERLY MARGIN OF GUILL COURT; THENCE WITH SAME, NORTHWESTERLY 75.0 FEET TO THE BEGINNING. AND ½ OF AN ABANDONED 50' RIGHT OF WAY ABANDONED PURSUANT TO COUNCIL BILL #77-707. THIS PORTION OR PARCEL OF LAND IS EXCLUDED AS TO A GENERAL WARRANTY BUT NOT AS TO QUITCLAIM BY THE GRANTOR. GRANTOR HEREBY QUITCLAIMS HER INTEREST IN THE SUBJECT 50 FOOT RIGHT OF WAY TO THE GRANTEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. TUCKER AND WIFE, MELANIE L. TUCKER BY DEED FROM E.F. RAGSDALE AND WIFE, BETTY JEAN RAGSDALE AS OF RECORD IN BOOK 6532, PAGE 457 AND TO MELANIE L. TUCKER BY QUITCLAIM DEED FROM JAMES W. TUCKER AS OF RECORD IN BOOK 7141, PAGE 868, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

7665 08/07 0101 03CHECK 311.35

unimproved ( )
This is improved (XX) property, known as 108 GUILL COURT (House Number) (Street)
MT. JULIET, TN 37122
(P. O. Address) (City or Town) (Zip Code)

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.

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 27TH day of JULY, 1990.

X Melanie L. Tucker

MELANIE L. TUCKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8169 PAGE 411

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MELANIE L. TUCKER, UNMARRIED

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

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 27TH day of JULY, 1990.

My commission expires 9-11-90 Notary Public Tracey Thompson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 89,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X John H. Baker Jr.

Sworn to and subscribed before me
this 27TH day of JULY, 1990.

My commission expires 9-11-90 Notary Public Tracey Thompson

This instrument was prepared by:

| DAVID J. WAYNICK, ATTORNEY | 211 DONELSON PIKE | NASHVILLE, TENNESSEE 37214 |
|---|---|---|
| Name | Address | |

WARRANTY DEED

FROM MELANIE L. TUCKER, UNMARRIED

TO JOHN H. BAKER, JR. AND WIFE, DONNA M. BAKER

PLEASE RETURN TO:
BROKERS ESCROW SERVICES, INC.
P.O. BOX 140255
NASHVILLE, TN 37214

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

BILL NO. 77-707

EXHIBIT "A"

AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY CLOSING, VACATING AND ABANDONING

BOOK 8169 PAGE 412

A CERTAIN UNNAMED STREET DEDICATION EXTENDING WESTWARDLY FROM THE WEST MARGIN OF GUILL COURT, APPROXIMATELY 400 FEET NORTH OF LEBANON PIKE, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED HEREIN.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. That the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, Tennessee, as enacted by Council Bill No. 65-539, be and is hereby amended, as follows:

That that unnamed street dedication extending westwardly from the west margin of Guill Court to its westerly terminus, all of which is more particularly described by lines, words and figures on the attached sketch which is attached to and made a part of this ordinance as though copied herein, be and is herby closed, vacated and abandoned.

SECTION 2. BE IT FURTHER ENACTED, That easements are herein retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, the doing of any and all things necessary and incidental thereto.

SECTION 3. BE IT FURTHER ENACTED, That in the event there is proposed any construction over, above, or under said existing utilities that said construction shall have the approval of the Director of Public Works and/or the Director of Water and Sewerage Services, together with the approval of the Nashville Electric Service, Nashville Gas Company, and South Central Bell Telephone Company.

SECTION 4. BE IT FURTHER ENACTED, That the Director of the Department of Public Works be and is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said Map as set out in SECTION 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

SECTION 5. BE IT FURTHER ENACTED, That this ordinance take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED:

Wm D Lamb

William D. Lamb, Director
DEPARTMENT OF PUBLIC WORKS

K. R. Harrington, Director
WATER AND SEWERAGE SERVICES
(Approved as to water and sewerage facilities only)

Introduced by:

Thomas N. Disspayne

MEMBER OF THE METROPOLITAN COUNCIL

APPROVED AS TO FORM AND LEGALITY:

Metropolitan Attorney

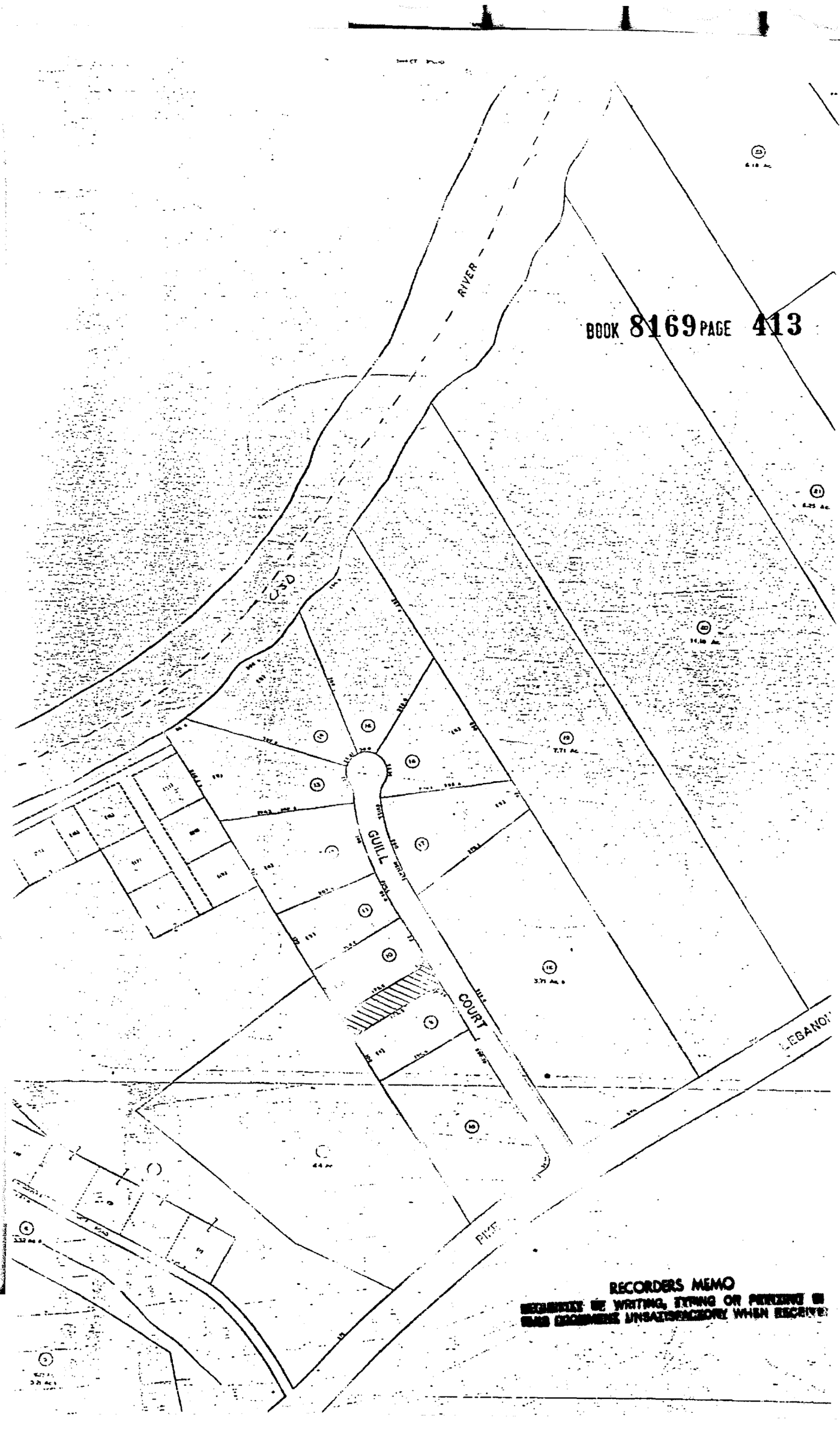
Approved and Recommended Unanimously by the Planning Committee at its meeting

11/3/77

Metropolitan Council Planning Committee

By: [illegible]

Chairman






RECORDERS MEMO
REQUIRES BE WRITING, TYPING OR PRINTING IN
BLACK DOCUMENTS UNSATISFACTORY WHEN RECEIVED

FILED
METROPOLITAN
COUNCIL
SEP 15 10 39 AM '77

ORIGINAL

METROPOLITAN COUNTY COUNCIL

NOTIFIED:

See List

Bill No. 77-707

AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY CLOSING, VACATING AND ABANDONING A CERTAIN UNNAMED STREET DEDICATION EXTENDING WESTWARDLY FROM THE WEST MARGIN OF GUILL COURT, APPROXIMATELY 400 FEET NORTH OF LEBANON PIKE, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED HEREIN.

*The within bill approved as to form and legality.*

Metropolitan Attorney.

*Introduced* SEP 20 1977

*Passed first Reading* SEP 20 1977

*Referred to* PLANNING COMMSN., TRAFFIC & PARKING COMMSN., PUBLIC WORKS, HIGHWAYS TRAFFIC & PARKING & PLANNING, ZONING & HISTORICAL COMMS.

*Amended* _____

*Passed second Reading* OCT 4 1977

*Referred to* _____

*Passed third Reading* OCT 18 1977

*Approved* OCT 19 1977

*By* _____
Metropolitan Mayor

*Departments Notified* OCT 20 1977

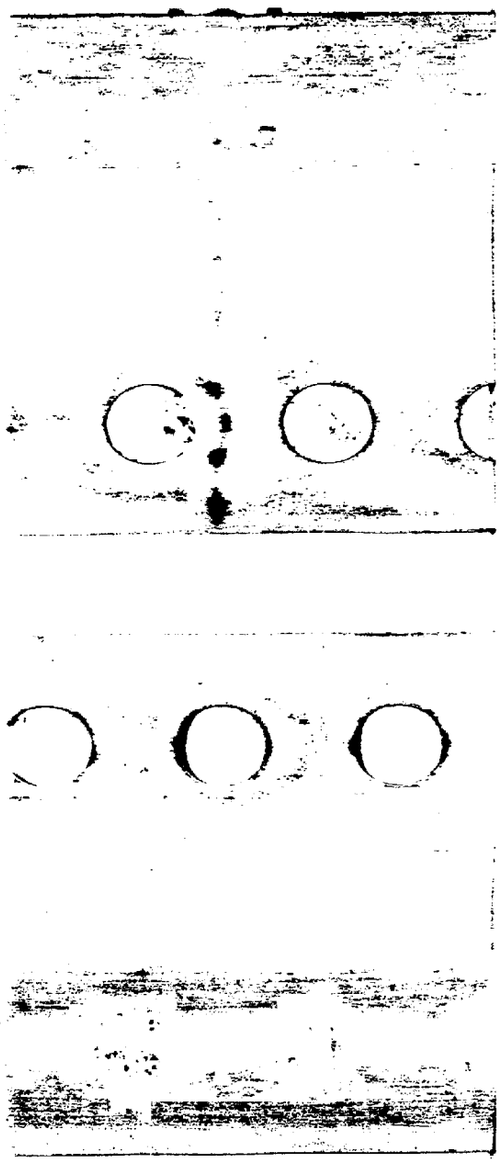
*Advertised* _____

Form-01

BOOK 8169 PAGE 414

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 8169 PAGE 415

| | | |
|---|---|---|
| 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 89500.00
CON TX 295.35
PRFEE 1.00
MDEED 15.00
TOTAL 311.35
CHECK 311.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/90 01 09:04 0001 7665

47506

IDENTIFICATION REFERENCE

AUG 7 9 00 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344125