Bk 47

BOOK 8214 PAGE 19

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ivan O. Baker (NAME)	Same as New Owner (NAME)	11D 55880
109 Duling Avenue (ADDRESS)	(ADDRESS)	11D 55885
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	43-9-257 & 258

FOR AND 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, Betty S. Federico and Richard Kennedy, as the only heirs-at-law of Gladys M. Kennedy, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ivan O. 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 Lots Numbers 17 and 18 of Block B on the Map of Woodlawn Estates of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lots Numbers 17 and 18 adjoin and front together 100 feet on the north side of Duling Avenue and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Horace W. Kennedy and wife, Gladys M. Kennedy by deed from Ann B. Waggoner of record in Book 5146, page 597, Register's Office for Davidson County, Tennessee. The said Gladys M. Kennedy having since died intestate with the said Horace W. Kennedy having predeceased her, leaving Betty S. Federico and Richard Kennedy as her only heirs-at-law.

63626

IDENTIF. TREFERENCE

OCT 9 11 50 AM '90

FELIX Z. WILSON III
REGISTER
DAVIDSON COUNTY TN.

8650 10/09 0101 03CHECK 205.00

unimproved ( )
This is improved (X) property, known as 109 Duling Avenue, Madison, Tennessee 37115
(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 hand s this 13th day of September 19 90

Betty S. Federico

Betty S. Federico

Richard Kennedy

Richard Kennedy by Deloris B. Craig Atty. in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty S. Federico and Richard Kennedy

the bargainor, 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 Madison, Tennessee, this 13th day of September 19 90.

Commission expires 3-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Betty S. Federico and Richard Kennedy

TO

Ivan O. Baker

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

.47

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 6.00
TOTAL 205.00
CHECK 205.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/09/90 01 11:51 0001 8650

63626

IDENTIF. TREFERENCE

OCT 9 11 50 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 362914