mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

5936 12/04 0101 03CHECK 59.80

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Johnny D. Baker, et ux 5440 Central Pike Mt. Juliet, Tn. 37122	Same as New Owner	Map 43-8 Parcel 9 Field Book I.D. No. 4D 37020

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ALEX EUGENE HEMBREE, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JOHNNY D. BAKER and wife, NONA BELL BAKER, hereinafter referred to as 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 the Fourth Civil District of Davidson County, Tennessee, being Tract No. 6 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to a Map made by Cantrell, Connell and Morrison, Surveyors, May 1954, as follows:

Beginning at a point on the southwesterly margin of Scenic Drive at the southeasterly corner of the Morgan Hurt Property; thence along the margin of said Drive, South 47 deg. 47' East 70.2 feet to a point, the common corner of Tracts Nos. 5 and 6; thence with the line between said two tracts, South 42 deg. 13' West 135 feet to the point in the northeasterly line of Tract No. 7; thence with the line between Tracts Nos. 6 and 7, North 47 deg. 47' West 72 feet to a point in the line of said Hurt property; thence with his line North 43 deg. 01' East 135 feet to the beginning.

Being the same property conveyed to Alex Eugene Hembree by deed from Anna Lee Hembree of record in Book 4846, page 361, Register's Office for Davidson County, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which have been prorated between the parties and which will be paid at closing.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 29th day of November, 1990.

Johnny D Baker
JOHNNY D. BAKER

Alex Eugene Hembree
ALEX EUGENE HEMBREE

Nona B. Baker
NONA BELL BAKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX EUGENE HEMBREE, a single man, and JOHNNY D. BAKER and wife, NONA BELL BAKER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of November, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

Johnny D Baker
Affiant

Sworn to and subscribed before me, this the 29th day of November, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

76851

IDENTIF. †REFERENCE

DEC 4 10 07 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8248 PAGE 918

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	16000.00
CON TX	52.80
PRFEE	1.00
WDEED	6.00
TOTAL	59.80
CHECK	59.80

12/04/90 01 10:07 0001 5936

76851

IDENTIF. REFERENCE

Dec 4 10 07 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378408