FILE NO. 28931 FILE BOX "7"

FORM NO. WD-1

BOOK 8345 PAGE 125

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 91

Notary Public

MY COMMISSION EXPIRES: 7/23/94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Phillip Henry Baer (NAME)	S A M E (NAME)	104-16-27
394 W. Guth Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W 2215
Washington, Illinois 61571 (CITY) (STATE) (P.O. ZIP)	(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, Edward B. Van Voorhees, Jr., and wife, Linda Lundin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dr. Phillip Henry Baer

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 southerly 63 feet of Lot No. 41 on the Map of George W. Blair's Subdivision, as of record in Book 332, Page 56, Register's Office for said County, according to a survey made by Hal R. Swann, Jr., dated September 26, 1978.

SAID part of Lot No. 41 fronts 63.0 feet on the easterly margin of 19th Avenue, South and runs back on the northerly line 163.7 feet, more or less, and 164.3 feet on the southerly line to a line in the rear, on which it measures 63.0 feet thereon.

BEING the same property conveyed to Edward B. Van Voorhees, Jr., unmarried, by deed from Lucile B. Van Voorhees and husband, Edward B. Van Voorhees, of record in Book 8032, Page 371, Register's Office for Davidson County, Tennessee. The said Edward B. Van Voorhees, Jr., having since married and his wife, Linda Lundin joins in this conveyance for whatever right, title and interest she might have in said property by right of the marital law.

unimproved ( ) This is improved (X) property, known as 2120 19th Avenue, South, Nashville, Tennessee 37212
(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 30th day of April, 19 91

Edward B. Van Voorhees, Jr.

Linda Lundin

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Edward B. Van Voorhees, Jr., and wife, Linda Lundin

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 30th day of April, 19 91

Commission Expires 7/23/94

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

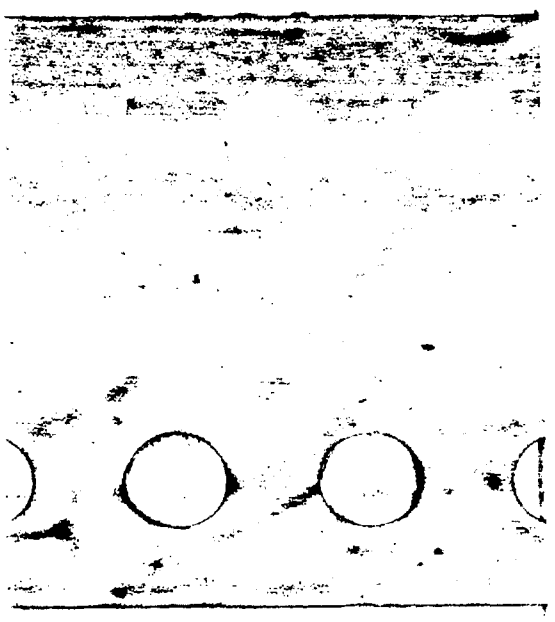
11839

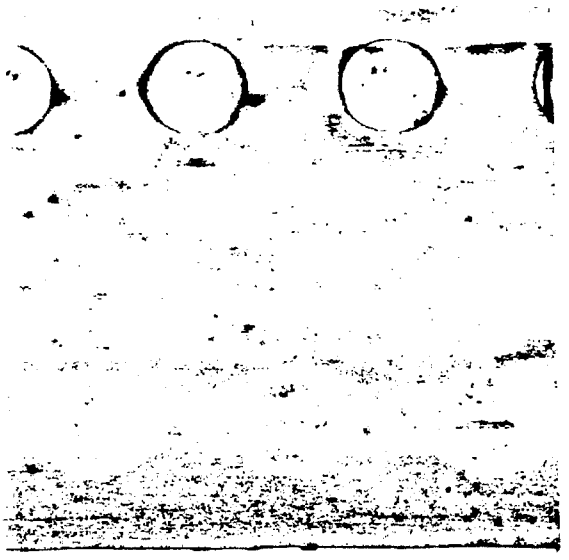
IDENTIF. REFERENCE

MAY 3 4 04 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9160 05/03 0101 03CHECK 303.67





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8345 PAGE 127

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	89900.00
CON TX	296.67
PRFEE	1.00
WDEED	6.00
TOTAL	303.67
CHECK	303.67

05/03/91 01 16:04 0001 9160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11839

IDENTIF. TREFERENCE

MAY 3 4 04 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 418807