BOOK 8676 PAGE 308 File Box # 40

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Marvin E. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1992

Notary Public

MY COMMISSION EXPIRES: 1-23-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dewey Pedigo, Jr., Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER.	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES.	MAP-PARCEL NUMBERS
Marvin E. Baker, et ux (NAME)	(NAME)	Map 43-11
319 Scalf Drive (STREET ADDRESS OR ROUTE NUMBER)	SAME. (STREET ADDRESS)	Par. 24
Madison Tn. 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	11D-54325

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, JAMES THOMAS WILKINSON AND CLAUDINE WILKINSON POWERS, CO-EXECUTORS OF THE ESTATE OF FRANCES D. MOYERS, DECEASED, WITH POWER OF SALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARVIN E. BAKER AND WIFE, CARRIE L. 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 Lot No. 76 on an unrecorded map of Section One of Anderson Estates, being a re-subdivision of Lots 1 and 13 of the Anderson Tract recorded in Book 1130, page 37, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of McArthur Drive at the corner of Lots Nos. 76 and 77; thence with the line between said lots easterly 136 feet to a point; the corner of said lots and Lots Nos. 24 and 25; thence with the line between lots 25 and 76 northerly 65 feet to the corner of lots 26 and 75; thence with the line between lots 76 and 75 westerly 136 feet to the east margin of McArthur Drive; thence with the margin of same, southerly 65 feet to the beginning.

Being the same property conveyed to L. C. Moyer and wife, Frances Moyer by deed from Willie T. Cato and wife, Maxine Cato of record in Book 1634, page 183, said Register's Office. The said L. C. Moyer (died 10-3-66) having predeceased Frances D. Moyer. By her Will of record in Will Book 178, page 516, Probate Clerk's Office, Frances D. Moyer gave her Co-Executors, James Thomas Wilkinson and Claudine Wilkinson Powers, power to sale.

The above property is conveyed subject to the following:

1. 1992 Land Taxes, which have been prorated this date and are assumed by grantees.

2. The property is being conveyed in "AS IS" condition.

3. Setback line and easement established in Deed of record in Book 1633, page 38, Register's Office for said County.

(Continued on Back)

This is unimproved ( ) improved (X) property, known as 207A McArthur Drive, Madison, Tennessee.
(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 14th day of July, 1992

James Thomas Wilkinson
JAMES THOMAS WILKINSON, CO-EXECUTOR

Claudine Wilkinson Powers
CLAUDINE WILKINSON POWERS, CO-EXECUTOR

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STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, the undersigned, **a Notary Public in and for said County and State, the within named** James Thomas Wilkinson and Claudine Wilkinson Powers, Co-Executors of the Estate of Frances D. Moyer, deceased, with power of sale.

the bargainor s, **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** 14th **day of** July, 1992.

Johnnie B Andrews Baker **Notary Public**

Commission Expires 1-23-94

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
JAMES THOMAS WILKINSON AND CLAUDINE WILKINSON POWERS, CO-EXECUTORS OF THE ESTATE OF FRANCES D. MOYER, DECEASED

TO
MARVIN E. BAKER, ET UX

ATTORNEYS TITLE™ *A Minnesota Title Company*

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

(Continued from the front)

4. Unrecorded Metro Codes Letter requiring the garage to be moved from the premises by September 1, 1992.

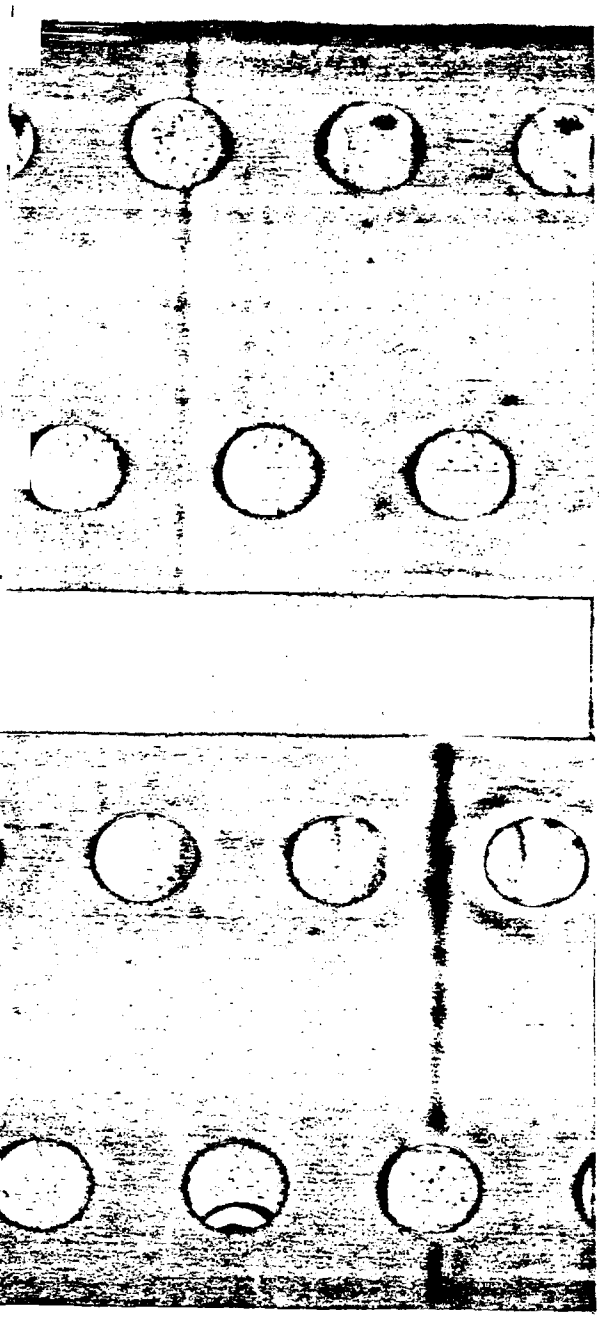
2761

IDENTIF. REFERENCE

JUL 15 12 49 PM '92

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY TN.

5669 07/15 0101 03CHECK 57.10



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	13000.00
			CON TX	48.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	57.10
			CHECK	57.10
07/15/92	01		12:49 0001	5669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27671

IDENTIF. TREFERENCE

JUL 15 12 49 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 550409