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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 $ 7,600.00

Marvin E. Baker
Affiant

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

Johnnie D. Hodges-Gibbs
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. 23
Madison Tn 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	11D-54320

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. MOYER, 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. 77 on the unrecorded Plan of Anderson Estates and being a re-subdivision of Tracts 1 and 13 on the Plan of Anderson Tract of record in Plat Book 1130, page 37, Register's Office for said County, and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946.

Beginning at a point in the easterly margin of McArthur Drive, which point is located 110.3 feet north of the intersection of McArthur Drive and Dupont Avenue, and being the common corner of Lots Nos. 77 and 78 of said unrecorded plan; thence easterly and with dividing line between said lots 136 feet to the common corner of Lots 23, 24, 77 and 76 of said unrecorded plan; thence northerly with the dividing line between lots Nos. 24 and 77, 65 feet to the common corner of Lots Nos. 24, 25, 76 and 77: thence westerly with the dividing line between Lots Nos. 76 and 77, 136 feet to the easterly margin of McArthur Drive; thence southerly with the easterly margin of McArthur Drive 65 feet to the point of 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 1905, page 529, Register's Office for said County. 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 the 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 the grantees.

(Continued on back)

unimproved ( ) This is 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 hand s/ this 14th day of July, 19 92

James Thomas Wilkinson
JAMES THOMAS WILKINSON, CO-EXECUTOR

Claudine Wilkinson Powers
CLAUDINE WILKINSON POWERS, CO-EXECUTOR

STATE OF TENNESSEE
Davidson County

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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 15th day of July, 1992.

Commission Expires 1-23-94

Johnnie A. Adams 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
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)

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

3. Easement to U.S.A. for transmission line of record in Book 1196, page 207, Register's Office for said County.

27672

IDENTIF. REFERENCE

JUL 15 12 49 PM '92

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

5670 07/15 0101 CHECK 37.12



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 7600.00
CON TX 28.12
PRFEE 1.00
WDEED 8.00
TOTAL 37.12
CHECK 37.12

07/15/92 01 12:50 0001 5670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27672

IDENTIF. REFERENCE

JUL 15 12 50 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 550410