- ECORD

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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ck) (Title No: 32097)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 139000.00

Barbara B. Coursey
Affiant

Sworn and subscribed before me this 29th day of July, 1992.

Notary Public

My Comm. Expires: Sept 14, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Barbara B. Coursey
2500 Westwood Avenue
Nashville, Tennessee 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
The Prudential Home Mortgage Company, Inc.
5325 Spectrum Drive
Frederick, Maryland 21701-0909

MAP-PARCEL NUMBERS
104-15-316

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carter G. Baker, Ailsie Baker McEnteggart, and Georgia Lowell Baker, heirs of Shirley G. Baker,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara B. Coursey and spouse, E. Brenton Coursey,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I

LAND in Davidson County, Tennessee, being the easterly 170 feet of Lot No. 63 on the plan of Belair, of record in Book 332, page 6, Register's Office for said County.

SAID part of Lot No. 63 fronts 70 feet on the northerly margin of Westwood Avenue and extends back between parallel lines ~~92~~ 192 feet to a dead line in the rear.

TRACT II

LAND in Davidson County, Tennessee, being that certain portion of 25th Avenue so closed by Metropolitan County Council Bill No. 74-1111 of record in Book 5588, page 378 said Regsiter's Office described as follows:
SAID parcel fronts 25 feet on the northerly margin of Westwood Avenue and runs back between parallel lines 185 feet to a dead line in the rear.

BEING the same property conveyed to Robert T. Baker and wife, Shirley G. Baker by deed from Everett B. Metts and wife, Lurline Vaughan of record in Book 1430, page 207, said Register's Office and by Metro County Council Bill No. 74 1111 of record in Book 5588, page 378, said Register's Office. Robert T. Baker has died. Shirley G. Baker has since died, unmarried and testate, by Will of record in Will Book 177, page 388 Probate Court Clerks Office for Davidson County, Tennessee. Shirley G. Baker devised subject property to Carter G. Baker, Ailsie Baker McEnteggart and Georgia Lowell Baker.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This instrument is executed on behalf of by as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

9804 08/12 0101 03CHECK 8.00
7398 08/04 0101 03CHECK 523.30

This is improved property, known as: 2500 Westwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 1992.

Carter G. Baker,
By: W. Warner McNeilly, III, Atty-In-Fact

Ailsie Baker McEnteggart,
By: W. Warner McNeilly, III, Atty-In-Fact

Georgia Lowell. Baker,
By: W. Warner McNeilly, III, Atty-In-Fact

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RE-RECORD
BOOK 8699 PAGE 860

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Warner McNeilly, III, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Carter G. Baker, Ailsie Baker McEnteggart, and Georgia Lowell Baker, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1992.

CHRISTY WILKINS VEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Carter G. Baker, Ailsie Baker McEnteggart, and Georgia Lowell Baker

TO: Barbara B. Coursey and E. Brenton Coursey

RE-RECORD
36015.
IDENTIF. REFERENCE
AUG 12 10 43 AM '92
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY TN

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

W. Warner McNeilly, III, Affiant

Sworn to and subscribed before me this

29th day of July, 1992.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS VEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

33869
IDENTIF. REFERENCE
AUG 4 1 29 PM '92
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY TN.