Box 57

| Address New Owner as follows: | Send tax bills to: | Map-Parcel: |
|---|---|---|
| Jerry N. Baker<br>3713 Woodmont Blvd.<br>Nashville, TN 37215 | Same | Map 116-08<br>Parcel 183 |

**WARRANTY DEED** BOOK 9210 PAGE 764

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE G. NELLEY,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **JERRY N. BAKER,** hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of the north end of Lot No. 2 on the Plan of Henry W. Compton Lands as of record in Plan Book 2, page 58, Chancery Court at Nashville and a plan of the north end of said lot being of record in Book 421, page 53, Register's Office for said County, described as follows:

BEGINNING at the southerly margin of Woodmont Boulevard 600 feet east from the center of Estes Avenue, formerly Compton Road, being the northeast corner of the property conveyed to Frederic Stugard, Sr., and wife, by deed from Frederic Stugard, Jr., of record in Book 2272, page 159, said Register's Office; thence, with the easterly line of said property South 2 degrees 45 minutes West 360 feet to a point; thence South 86 degrees 30 minutes East 90 feet to a point which is the southwest corner of the property conveyed to John W. McClanahan and wife, by deed from Juliette Craig Duston, et al, of record in Book 2998, page 43, said Register's Office; thence North 2 degrees 45 minutes East 360 feet to an iron pin in the southerly margin of Woodmont Boulevard; thence, with said Boulevard North 86 degrees 30 minutes West 90 feet, more or less to the point of beginning.

Being the same property conveyed to Christine G. Nelley by Quitclaim Deed from John W. Nelley, Jr. of record in Book 7471, page 553, Register's Office of Davidson County, Tennessee.

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

**AND GRANTOR COVENANTS** with the said Grantee that she is lawfully seized and possessed of said property, that she has a good right to convey it, and that the same is unencumbered except for

deed of easement recorded in Book 6679, page 945, said Register's Office, to which this conveyance is made subject.

**AND GRANTOR** further covenants and binds herself, her heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 2 day of December, 1993.

Christine G. Nelley
CHRISTINE G. NELLEY

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 **CHRISTINE G. NELLEY,** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 2nd day of December, 1993.

Barbara A. Wilson
NOTARY PUBLIC

My commission expires: 11/22/97

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Jim N Baker
AFFIANT

Sworn to and subscribed before me this 2nd day of December, 1993.

Barbara A. Wilson
NOTARY PUBLIC

My commission expires: 11/22/97

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

04210
IDENTIF. & REFERENCE

94 JAN -5 AM 10:54
FELIX ZRUBANEK REGISTER
DAVIDSON COUNTY, TN

6051 05 0101 03CHECK 1100.50

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9210 PAGE 706

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | LAMT 295000.00 |
| | | | | CON TX 1091.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 1100.50 |
| | | | | CHECK 1100.50 |
| 01/05/94 | 01 | | | 10:53 0001 6051 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04210
IDENTIF. ↑ REFERENCE

94 JAN -5 AM 10:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742074