13454

IDENTIFICATION REFERENCE

This Instrument Prepared by:
William R. Baker
Attorney and Counselor at Law
Post Office Box 245
Ashland City, Tennessee 37015

94 DEC -1 PM 1:11

Name and Address of Owners:
R. E. Baker
1701 Graybar Lane
Nashville, Tennessee 37215

Person Responsible for Payment of Taxes:
(same)

Map & Parcel No.:
M 104-04
P 230

BOOK 9534PG494

Warranty Deed

The undersigned, GENERAL HOMES CORPORATION (herein called "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantees named herein, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto R.E. BAKER (herein called "Grantees"), the real property situated in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the southwest part of Lot No. 24 on the plan of O.B. Hayes Large Lots, called, "Rokeby," as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the easterly margin of 16th Avenue South, formerly Belmont Avenue, at a point 205 feet south of the southerly margin of Edgehill Avenue; thence with the easterly margin of 16th Avenue South southwardly 100 feet to the corner of Lots 24 and 29; thence with the line between said two lots eastwardly 160 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 100 feet; thence at right angles westwardly 180 feet, more or less, to the beginning.
>
> Being a portion of the property conveyed to the Grantor by deeds of record in Book 7769, page 557, and Book 8417, page 378, Register's Office for said County.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, his heirs, executors, administrators and assigns forever; Grantor covenants with Grantee that it is lawfully seized and possessed of said real property, and that it has a good and lawful right to convey the same free and clear of all encumbrances; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, his heirs, executors, administrators and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof.

In Witness Whereof, the Grantor has caused this instrument to be executed by its duly authorized officer this 30th day of November, 1994.

GENERAL HOMES CORPORATION

By: Eva M. Thurman
~~Secretary~~
EVA M. THURMAN, PRESIDENT

BOOK 9534 PG 495

STATE OF TENNESEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appears Eva M. Thurman, with whom I am personally acquainted, and whom I am personally acquainted, and who upon oath acknowledged herself to be the President, of GENERAL HOMES CORPORATION, the within named bargainor, a corporation and that as such officer, being authorized so to do, she executed the foregoing instrument on behalf of the corporation for the purposes therin contained by signing the name of the corporation, by herself as such officer.

In witness whereof, I have hereunto set my hand and seal this 30th day of November 1994

My commission expires:

October 1st 1995.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is ~~$329,850.00~~ $392,850-

Affiant

Sworn to and subscribed before me this

30th day of November, 19 94.

Notary Public

My commission expires: October 1st, 1995.

3929 12/01 0101 03CHECK 1462.36





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9534PG496

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				392850.00
			CON TX	1453.36
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1462.36
			CHECK	1462.36
12/01/94		01	13:11	0001 8929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13454
IDENTIFYING REFERENCE

DEC -1 PM 1:11

REGISTER
DAVIDSON CO. TENN.

No. 858946