BOOK 9577 PG 164

mail

ADDRESS NEW OWNER and
SEND TAX BILLS:
JOHN C. MOULTON
1045 Hunts Lane
Hendersonville, TN 37075

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
34-9-77
100-39650

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WILLIAM H. BAKER, JR. and KARLA T. BAKER, Co-Trustees, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to JOHN C. MOULTON, an unmarried person, hereinafter called the GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Two Tracts of land in Davidson County, Tenenssee, being more particularly described as follows, to-wit:

TRACT 1: BEING Lots No. 1,2,3, and 4 of Block "A" on the Plan of Edenwald City, of record in Book 421, Page 123, Register's Office for said County. Said Lots No. 1,2,3, and 4 front together on the south side of Edenwald Road, formerly Palmer Avenue, extending east from the margin of Gallatin Pike, 71.2 feet and extend back on the east line (which line is the dividing line between Lots 4 and 5) 110 feet to an alley, and on the west line, being the easterly margin of Gallatin Pike right-of-way, 124.48 feet to an alley, and measuring 130 feet across the rear.

TRACT 2: BEING Lots No. 5 and 6 on the Plan of Edenwald City, of record in Book 421, Page 123, Register's Office for said County. Said Lots 5 and 6 front together on the south side of Edenwald Road, formerly Palmers Avenue, 50 feet and run back between parallel lines 110 feet to an alley and measures 50 feet thereon.

Being the same property conveyed to William H. Baker, Jr. and Karla T. Baker, Co- Trustees of record in Book 9419, Page 592, Register's Office for Davidson County, Tennessee.

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

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

MAIL ENV.

95 JAN 24 AM 9:12

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

27550
IDENTIF. & REFERENCE

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

PART OF THE CONSIDERATION of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 18th day of January, 1995.

William H. Baker Jr.
WILLIAM H. BAKER, JR.
Co- Trustee

Karla T. Baker
KARLA T. BAKER
Co-Trustee

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned Notary Public of said county, WILLIAM H. BAKER, JR. and KARLA T. BAKER, CO-TRUSTEES, the within named bargainors 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 and in the capacity therein stated.

Witness my hand at office this 18 day of January, 1995.

Fl Lic# B260928471630
Fl Lic# B260518519010

Michele D Seward
NOTARY PUBLIC

My Commission Expires:

MICHELE D. SEWARD
Notary Public, State of Florida
My Comm. Expires Aug. 21, 1995
No. CC126858
Bonded thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

John C Marston
AFFIANT

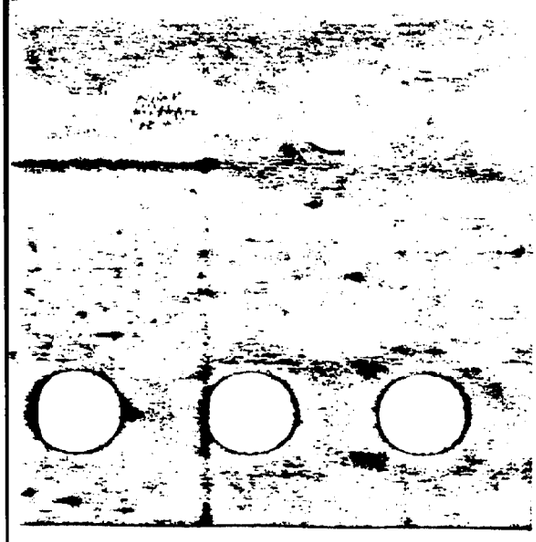
Subscribed and sworn to before me, this the 23 day of January, 1995.

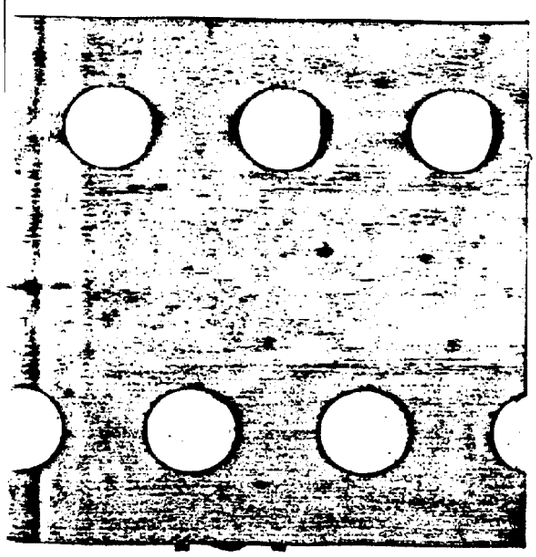
NOTARY PUBLIC

My Commission Expires:
1/3/98

4548 01/24 0101 03 CHECK 1304.00

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9577 PG 166

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
350000.00
CON TX 1295.00
PRFEE 1.00
MISC 8.00
TOTAL 1304.00
CHECK 1304.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27550
IDENTIF. ↑ REFERENCE

95 JAN 24 AM 9:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

01/24/95 01 09:12 0001 4548

No. 874355