BOOK 9590 PG 356 Bck 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 95

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nell A. Barnes	Same	MAP 135
(NAME)	(NAME)	
5932 Woodland Hills Dr.		PARCEL 102
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		2DX00153
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Copeland S. Baker and wife, Elizabeth T. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nell A. Barnes

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 the First Civil District of Davidson County, Tennessee, according to a survey by Philip B. Taylor, License No. 1459, John Kohl and Company, P.C., 400 7th Avenue South, Nashville, TN, dated January 30, 1995, and more particularly described as follows:

Beginning at an iron pin in a concrete walk at the southerly margin of Old Murfreesboro Road and the corner of Millard Gotto of record in Book 4766, page 401; thence along the margin of Old Murfreesboro Road South 72 deg. 21' 54" East 319.63 feet to an iron pin; thence along an old wire fence South 1 deg. 43' 12" East 245.46 feet to an iron pin; thence North 58 deg. 31' 48" West 161.78 feet to an iron pin; thence South 70 deg. 10' 40" West 51.26 feet to an iron pin; thence North 58 deg. 31' 48" West 155.84 feet to an iron pin; thence North 2 deg. 6' 46" East 193.88 feet to the point of beginning and containing 1.569 acres more or less.

Being the same property conveyed to Copeland S. Baker and wife, Elizabeth T. Baker by Trustee's Deed from Kenneth L. Campbell, Trustee of record in Book 9579, page 713, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved (X)
This is improved ( ) property, known as 1723 Old Murfreesboro Road, Nashville, TN 37217
(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 6th day of February 19 95

Copeland S. Baker

Copeland S. Baker

Elizabeth T. Baker

Elizabeth T. Baker

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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 Copeland S. Baker and wife, Elizabeth T. Baker

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 6th day of February 19 95.

Commission expires 11/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

32404

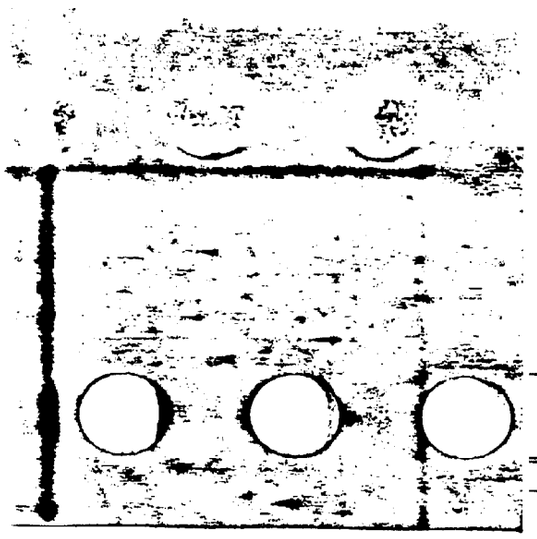
IDENTIF. & REFERENCE

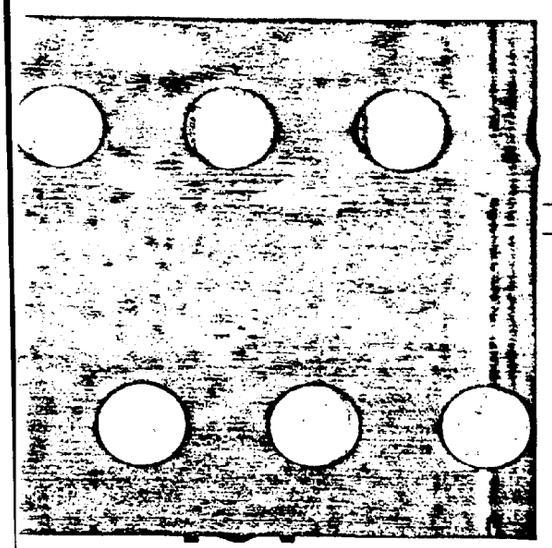
95 FEB -7 PM 12:42

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7800 02/07 2101 03CHECK

157.00





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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

02/07/95 01 12:43 0001 9809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32404
IDENTIF. ↑ REFERENCE

95 FEB -7 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879546