THIS INSTRUMENT PREPARED BY:
Joseph B. [illegible]t, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238-0105
File #275207

35

WARRANTY DEED

BOOK 9678 PG 103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM W. BAKER	SAME	Map 158-4-A
(NAME)	(NAME)	
1 VALHALLA		Parcel 43CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
($10.00)---------- *Dollars.*

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

3422 05/22 0101 03CHECK 2584.50

John Daniel Hofmeister and wife, Jo Anne D. Hofmeister

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM W. BAKER AND WIFE, KAREN M. BAKER,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Otter Wood, Section Two, of record in Book 6900, pages 598-602, Register's OFfice for Davidson County, Tennessee.

Said Lot No. 81 which is a corner lot, fronts 181.87 feet on the southwesterly margin of Valhalla and fronts 196.20 feet on the southeasterly margin of St. Mellion, said frontages being joined by a curve having a length of 32.95 feet, and extends back 271.0 feet on the southeasterly line and 257.45 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to John Daniel Hofmeister and wife, Jo Anne D. Hofmeister, by deed from John S. Atkins and Dana M. Atkins, of record in Book 8058, page 68, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Dana M. Atkins, of record in Book 8251, page 435, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 695,000.00

Subscribed and sworn to before me this the 19TH *day of* MAY *19* 95

My commission expires: MARCH 22, 1997

(Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved (X) property, known as 1 Valhalla, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered , except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29th *day of* March *19* 95, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Daniel Hofmeister

Jo Anne D. Hofmeister

STATE OF ~~TENNESSEE~~ ARIZONA
COUNTY OF ~~DAVIDSON~~ MARICOPA

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* John Daniel Hofmeister ~~and wife, Jo Anne D. Hofmeister~~ NC

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Phoenix ARIZONA ~~Tennessee~~,
this 21st *day of* March, *19* 95.

Notary Public

Commission expires July 24, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

ENCUMBRANCES:

1. Taxes for 1994 and all subsequent years.
2. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, as amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee.
3. All matters on the Plan of record in Book 6900, pages 598-602, said Register's Office.
4. By-Laws of Otter Wood Homeowner's Association, of record in Book 7260, page 505, said Register's Office.
5. Terms of the Charter of the Otter Wood Homeowner's Association, of record in Book 7292, page 315, said Register's Office.
6. Easements of record in Book 2248, page 618, Book 2271, page 916, and in Book 2249, page 86, said Register's Office.
7. Subject to rights of others in and to the common areas/elements.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 255-4601
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On March 29, 1995 before me the undersigned, a Notary Public, in and for said State, personally appeared JoAnne D. Hofmeister, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

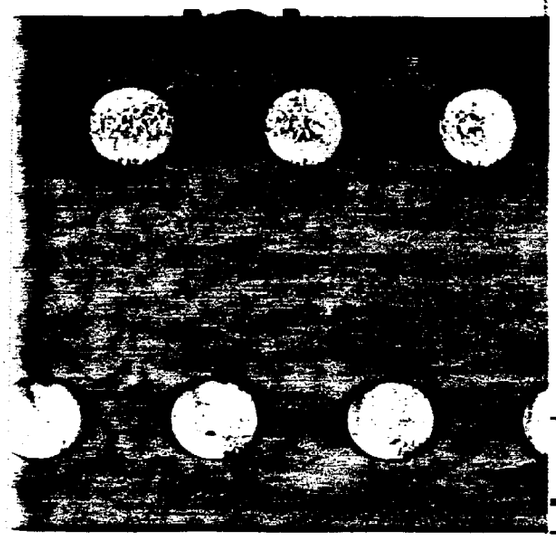
WITNESS my hand and official seal.

Dated: March 29 1995

(signature)

5-25-96
Expiration Date of Commission

00629111
IDENTIF. ↑ REFERENCE
95 MAY 22 PM 2:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

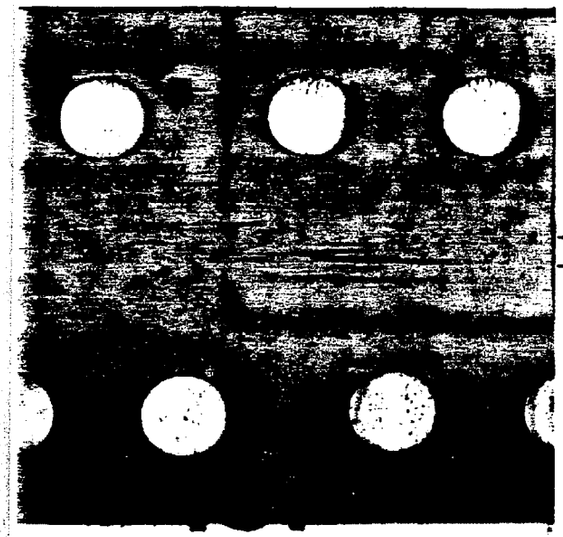
RECEIVED OF _____

FOR _____

BOOK 9678 PG 106

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
695000.00
CON TX 2571.50
PRFEE 1.00
UDFEE 12.00
TOTAL 2584.50
CHECK 2584.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062911
IDENTIF. ↑ REFERENCE

95 MAY 22 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/22/95 01 14:56 0001 3422

No. 912768