0065815

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36462
Dav. Co. File: Box 8

95 JUN -1 PM 1:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9687 PG 428

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Michael Baker<br>Carla K. Baker<br>6921 River Ridge Drive<br>Nashville, TN 37221 | The Prudential Home Mortgage Co.<br>8000 Maryland Avenue Su. 1400<br>Clayton, MO 63105 |

**TAX MAP-PARCEL NUMBERS: 141-15-C-17**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura E. Zimmerman, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Baker and spouse, Carla K. Baker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 193 on the plan of Rolling River Estates, Phase 6, of record in Book 5800, page 34, Register's Office for said County.

SAID Lot No. 193, which is a corner lot, fronts 169.58 feet on the southwesterly margin of River Ridge Drive and fronts 80.91 feet on the southeasterly margin of Creek View Ct., said frontages being joined by a curve having a length of 39.27 feet, and extends back 126.32 feet on the southwesterly line and 55.85 feet on the southerly line to a point of intersection.

BEING the same property conveyed to J. Terrence Zimmerman and wife, Laura K. Zimmerman by deed from Gary D. Wood and wife, Betty Bass Wood of record in Book 6703, page 346, said Register's Office. By quitclaim deed of record in Book 8393, page 174, said Register's Office, the said J. Terrence Zimmerman conveyed his interest in subject property to Laura E. Zimmerman.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 4788, page 950, Book 4871, page 640, Book 4892 Page 689 and Book 5855, page 605 said Register's Office, and to the matters set forth in the referenced Plan of record.
**This is improved property, known as:** 6921 River Ridge Drive, Nashville, TN 37221

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

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of May, 1995.

BOOK 9687 PG 429

Laura E. Zimmerman

**State of Tennessee**
**County of Davidson**

On this 31st day of May, 1995, before me the undersigned authority, personally appeared **Laura E. Zimmerman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 136900.00

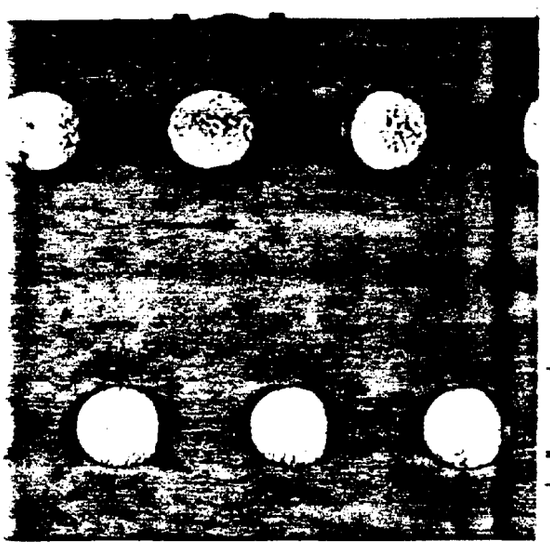
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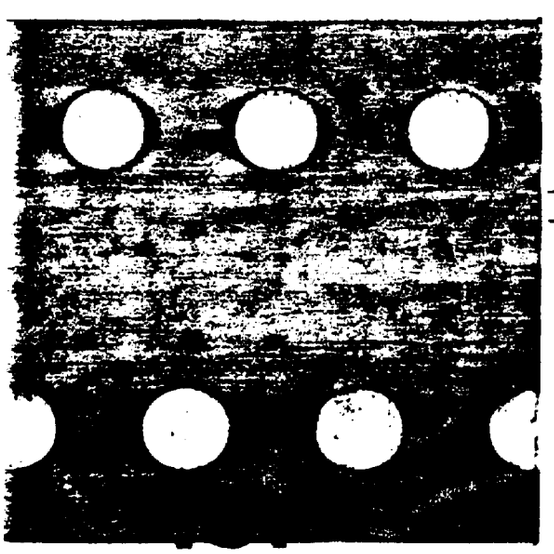
Sworn and subscribed before me on the 31st day of May, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

6574 06/01 0101 03CHECK 515.53





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

RECEIVED OF _____

FOR _____

BOOK 9687 PG 430

| | | |
|---|---|---|
| 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 | 136900.00 |
| CON TX | 506.53 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 515.53 |
| CHECK | 515.53 |

06/01/95 01 13:21 0001 6574

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0065815
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 915883