FORM NO. WD-1

BOOK 9771 PG 724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF September 19 92

Notary Public

MY COMMISSION EXPIRES: 8-29-93

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Gary D. Copas, Atty, 728 W. Main Street, Lebanon, TN 37087
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Ivan O. Baker (NAME)	Ivan O. Baker (NAME)	43-9
Jarlette Avenue (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	255, 256
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MARIAN L. KIEFFER (a/k/a MARION L. KIEFFER and M.L. KIEFFER) and wife, MARGARET M. KIEFFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IVAN O. BAKER

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 Davidson County, Tennessee, being Lots Nos. 19 and 20 on Block "B" on the Plan of Woodlawn Estates as of record in Book 843, Page 82, Register's Office for said County.

SAID Lots Nos. 19 and 20 front together 100 feet on the northerly side of Duling Avenue and run back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Marian L. Kieffer and wife, Margaret M. Kieffer, by deed from James Edward Tillman of record in Book 6055, Page 239, in the Register's Office of Davidson, County, Tennessee.

0092549 IDENTIF. & REFERENCE

95 AUG 23 PM 4:20 REGISTER COUNTY, TN.

MAIL ENV.

This is unimproved ( ) improved (X) property, known as 113 Duling Avenue (House Number) (Street) Madison, TN 37115 (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 hands this 11 day of September, 19 92

Marian L. Kieffer
MARIAN L. KIEFFER

Margaret M. Kieffer
MARGARET M. KIEFFER

BOOK 9771 PG 725

STATE OF TENNESSEE }
Davidson County }

Personally appeared befcre me, Gary D. Copas, a Notary Public in and for said County and State, the within named Marian L. Kieffer and wife, Margaret M. Kieffer,

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 thc purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 11th day of September, 1992.

Commission Expires 8-28-93 Notary Public

GARY D. COPAS NOTARY PUBLIC STATE OF TENNESSEE CLARE

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MARIAN L. KIEFFER, ET UX

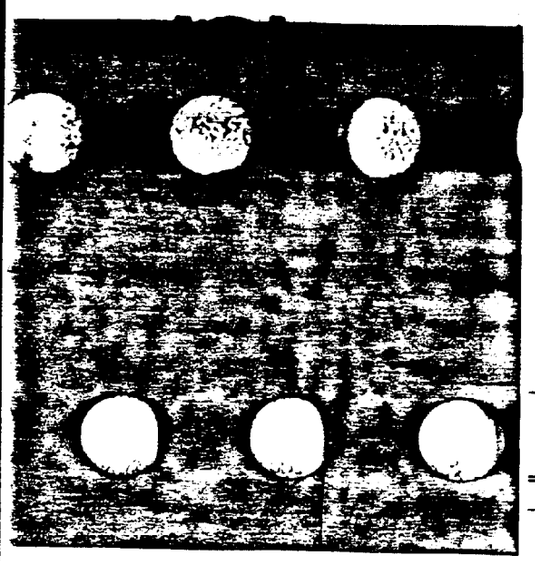
TO

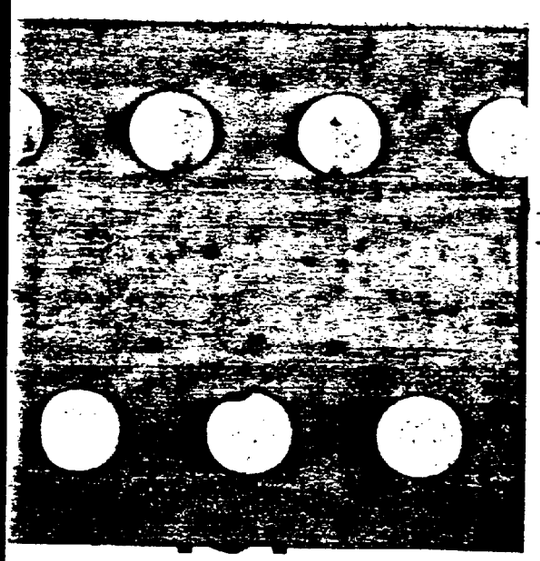
IVAN O. BAKER

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

REC'D 03/23 2101 03CHECK 175





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9771 PG 726

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

DAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

08/23/95 01 16:20 0001 5812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0092549
IDENTIF. ↑ REFERENCE

95 AUG 23 PM 4:20

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

No. 944759