BOOK 9778PG930

95 AUG 30 PM 3:56
FELIX E. [illegible]
DAVIDSON COUNTY, TN.

56

0095030
[illegible] REFERENCE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered as of the **29th** day of **August, 1995** by and between

BOYD M. BABB, AN UNMARRIED PERSON, and JUDY ANN LOVELL, AN UNMARRIED PERSON ,

hereinafter referred to as Grantor, and

JAMES E. BAKER and DONNA L. BAKER, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 401 AND THE EASTERLY 10 FEET OF LOT NO. 403 OF BLOCK NO. 18 ON THE PLAN OF CHARLOTTE PARK ADDITION TO WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 401 AND PART OF LOT 403 FRONT TOGETHER 70 FEET ON THE NORTHERLY SIDE OF ELKINS AVENUE, FORMERLY 2ND AVENUE, AND RUN BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 45TH AVENUE NORTH, FORMERLY 4TH STREET, 150 FEET TO AN ALLEY.

BEING ALL THE SAME PROPERTY CONVEYED TO BOYD M. BABB AND JUDY ANN LOVELL, BOTH UNMARRIED, BY DEED FROM ELLEN BRUCE EAKES, UNMARRIED, OF RECORD IN BOOK 9037, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Boyd M. Babb
BOYD M. BABB

Judy Ann Lovell
JUDY ANN LOVELL
by Carol McArthur
Attorney-in-fact

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BOYD M. BABB**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **August, 1995**.

Notary Public

Commission Expiration: My Commission Expires Nov. 25, 1995

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, personally appeared **CAROL MCARTHUR**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JUDY ANN LOVELL**, and acknowledged that he/she executed the same as the free act and deed of said **JUDY ANN LOVELL**.

Witness my hand, at office, this 29th day of August, 1995.

Notary Public

Commission Expiration: My Commission Expires Nov. 25, 1995

JOHN JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$139,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Boyd M. Babb
Affiant

Subscribed and sworn to before me this **29th** day of **August, 1995.**

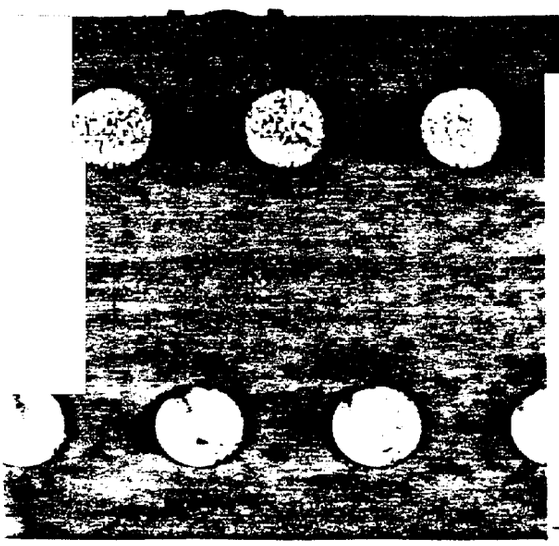
Notary Public

My Commission Expires Nov. 25, 1995

Commission Expiration:

JOHN JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	AMREICA'S WHOLESALE 155 North Lake Avenue Pasadena, CA 91109	4500 ELKINS AVENUE NASHVILLE, TN 37209 MAP PARCEL NUMBER 091-16-0 063.00 12W 00500



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

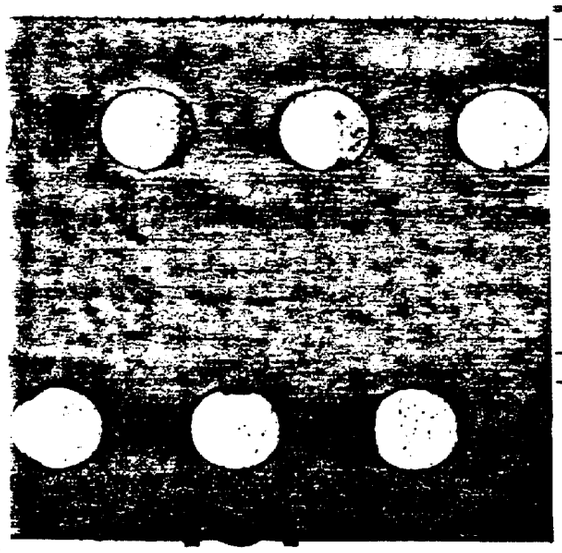
RECEIVED OF _____

FOR _____

BOOK 9778 PG 932

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
139900.00
CON TX 517.63
PRFEE 1.00
MDEED 8.00
TOTAL 526.63
CHECK 526.63
08/30/95 01 15:57 0001 8469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095030
IDENTIF. A REFERENCE

95 AUG 30 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947390