BOOK 9799 PG 701

57

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,650.00

Brenda D. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 95

Brenda L Lehman
Notary Public

MY COMMISSION EXPIRES: 3/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles S. Brown, Jr. (NAME)	Charles S. Brown, Jr. (NAME)	174-123
Preston Road (ADDRESS)	836 Preston Rd (ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, Clifford C. Baker, Jr. and wife, Pamela K. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Brown, Jr. and wife, Brenda D. Brown

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 5th Civil District of Davidson County, Tennessee, shown as Tract No. 2 on a survey by J. Bruce Rainey, Surveyor No. 823, dated 4/23/80 (also 6/9/80) of a portion of the lands of Minna Ethel Culbertson, composed of Lots No. 1, 2 and 3, containing 26 1/2 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

Beginning at an iron pin on the easterly margin of Preston Road (25 feet E of the centerline) said point of beginning also being 824.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road and severing the Culbertson property S 82 deg. 39' 18" E 1275.97 feet to an iron pin in the original easterly line of the said Culbertson land; thence with the said original line S 04 deg. 57' 03" W 180.00 feet to an iron pin; thence severing the Culbertson property: North 82 deg. 39' 15" W 1275.56 feet to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said Road N 04 deg. 49' 05" E 180.00 feet to the point of beginning.

Being the same property conveyed to Clifford C. Baker, Jr. and wife, Pamela K. Baker by deed from A. Neal Duncan and Sharon F. Parker, both unmarried, of record in Book 6308, page 637, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed

CONTINUED

unimproved (X)
This is improved ( ) property, known as Preston Road, Nashville, TN 37013
(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 18th day of September 19 95

Clifford C. Baker, Jr.

Clifford C. Baker, Jr.

Pamela K. Baker

Pamela K. Baker

STATE OF TENNESSEE

BOOK 9799 PG 702

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford C. Baker, Jr. and wife, Pamela K. 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 Brentwood, Tennessee, this 18th day of September, 19 95.

Commission expires 3/6/99

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

--CONTINUED FROM PAGE ONE--

by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

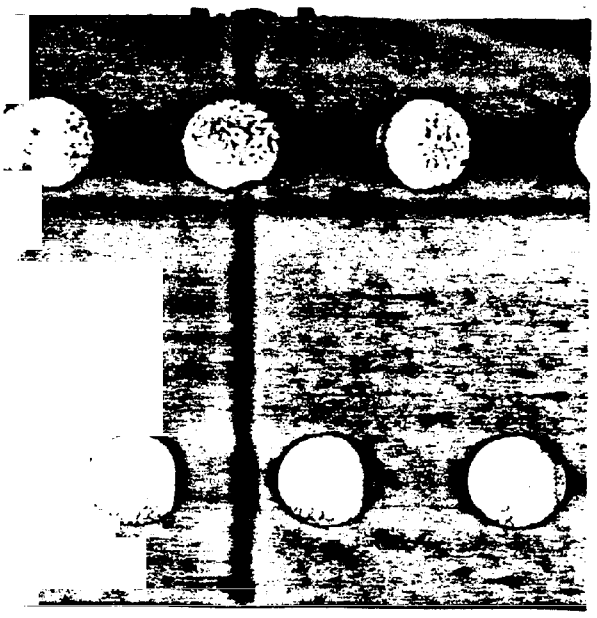
IDENTIF. A REFERENCE

95 SEP 20 AM 10:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5227 09/20 0101 03CHECK

129.81



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

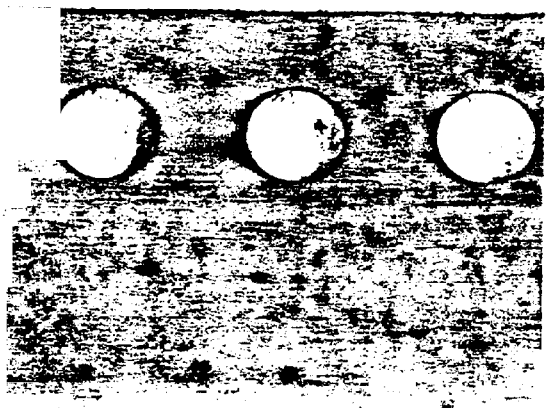
RECEIVED OF _____

FOR _____

BOOK 9799 PG 703

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 32650.00
CON TX 120.81
PRFEE 1.00
WDEED 8.00
TOTAL 129.81
CHECK 129.81

09/20/95 01 10:03 0001 5927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101959
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 10: 03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 954765