BOOK 9828 PG 266

277296 (2)
Bk 435

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map 145-3,
Parcel 76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN
95 OCT 16 AM 10:47

0112295
IDENTIF. # REFERENCE

Send Tax Statements To:
1391 Tyne Boulevard
Nashville, Tn. 37215

Name/Address New Owner:
5840 Beaumont Drive
Nashville, Tn. 37215

Name of Mortgagee:

6892 10/16 0101 03CHECK 1211.50

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SALLY H. BAKER, a single woman, have bargained and sold and by these presents do transfer and convey unto DOYLE G. GRAHAM and AGLAIA O'QUINN, husband and wife, their heirs and assigns forever, the following described property, to wit: AOL DS

Land in the 7th, formerly 11th, District of Davidson County, Tennessee, being Lot No. 2, described according to the amended subdivision of the C.C. Baker Property, of record in Plat Book 4300, page 124, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the center line of Tyne Boulevard, the southwest corner of the former Dr. Anderson tract, the northwest corner of this tract; thence with the center line of Tyne Boulevard as follows: South 18 degrees 6 minutes West 254.37 feet to a point; thence South 90 degrees East 25 feet to a point on the east side of Tyne Boulevard; thence South 33 degrees 54 minutes East 77.45 feet to a point, thence South 67 degrees 54 minutes East 260 feet to a point; thence North 0 degrees 14 minutes East 407.42 feet more or less to the south line of the Harpeth Acres, Section 6 subdivision, being the former Dr. Anderson's line; thence with said line North 86 degrees 18 minutes West 176.25 feet more or less to a point; thence South 18 degrees 6 minutes West 6.87 feet to a point; thence North 71 degrees 54 minutes West 15 feet to a point on the east side of Tyne Boulevard; thence North 90 degrees West 25 feet to the center line of Tyne Boulevard, that being the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Sally H. Baker by deed from Charles C. Baker, Sr., of record in Book 9638, page 819 and Corrective Deed of record in Book 9658, page 28, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. All matters as shown on the Plan of record in Book 4300, page 124, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 10 day of October, 1995.

Sally H. Baker
SALLY H. BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SALLY H. BAKER, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 10 day of October, 1995.

My Commission Expires:
11-10-97

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

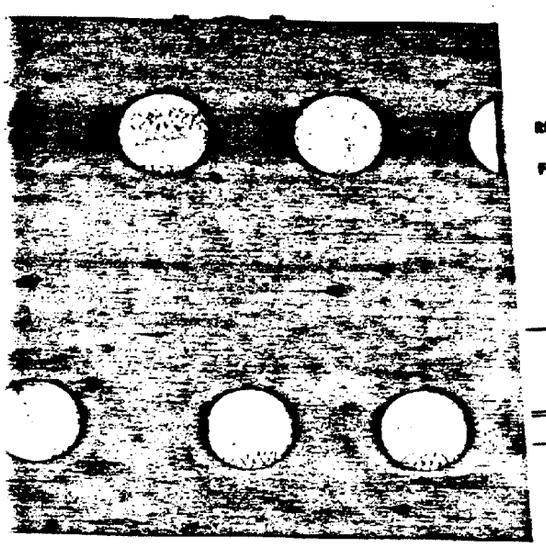
I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $325,000.00.

Doyle G. Graham
Affiant

Sworn to and subscribed before me on this the 10 day of October, 1995.

My Commission Expires:
11-10-97

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9828 PG 268

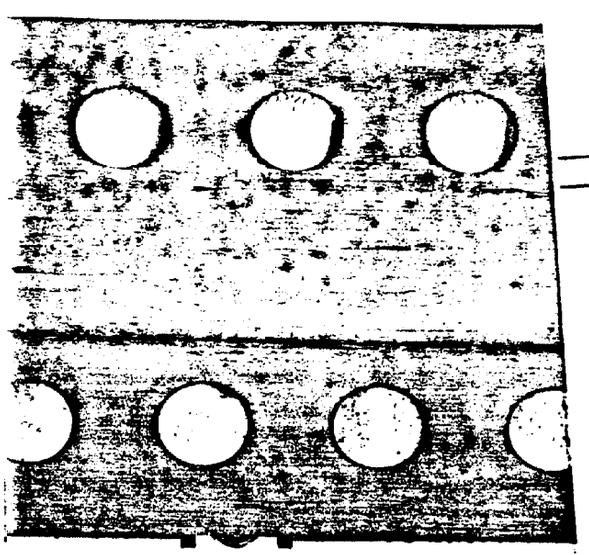
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50
CHECK BANK 1211.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/16/95 01 10:49 0001 6892



0112295
IDENTIF. ↑ REFERENCE

95 OCT 16 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 965628