BOOK 9890PG446

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Steven E. Baker | First Investment Company | MAP and PARCEL |
| Mary E. Baker | Attn: Tax Dept. | |
| 2869 McGavock Pike | 4300 East Broad Street | 73-3-84 |
| Nashville, TN 37214 | Columbus, OH 43213 | |

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Pauline W. Brewer, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Steven E. Baker and Mary E. Baker, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot 27, 2869 McGavock Pike, as shown on the Map of Sutherland Heights, Section One, as of record in Book 2663, Page 18, Register's Office for said County, to which plan referenced is here made for a more complete description of said lot.**

**Being the same property conveyed to Pauline W. Brewer, by Gary R. Thompson, Successor Trustee, of record in Book 8414, Page 85, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 2869 McGavock Pike, Nashville, TN 37214.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors; 2) The Plan of Record in Book 2663, Page 18 said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2795, Page 97, in Book 2692, Page 19, and in Book 2692, Page 353, said Register's office.**

9001 12/18 0101 03CHECK 656.50

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $175,000.00

Mary E. Baker
Affiant

Subscribed and sworn before me this 12th day of December, 1995.

My Commission Expires: 5/23/98

Notary Public

95 DEC 18 AM 10:3
FELIX Z. ...
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
0132701

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **12th** day of **December, 1995.**

BOOK 9890 PG 447

Pauline W. Brewer

**Pauline W. Brewer**

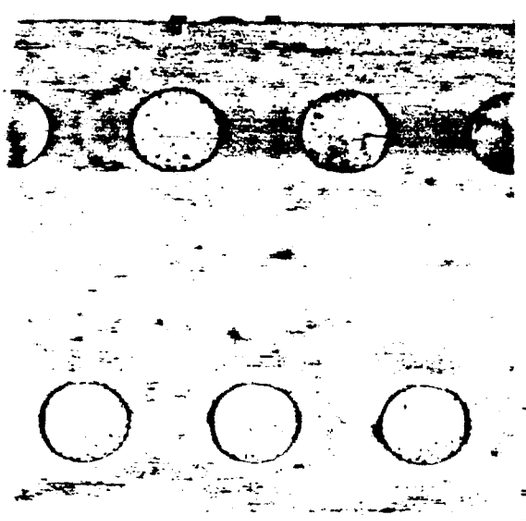
**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Pauline W. Brewer, unmarried** , with whom I am personally acquainted, or who 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 **Nashville,** Tennessee, this **12th** day of **December, 1995.**

**Notary Public**
**My Commission Expires:** 5/23/98

File No. 9512-457



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

RECEIVED OF _____

FOR _____

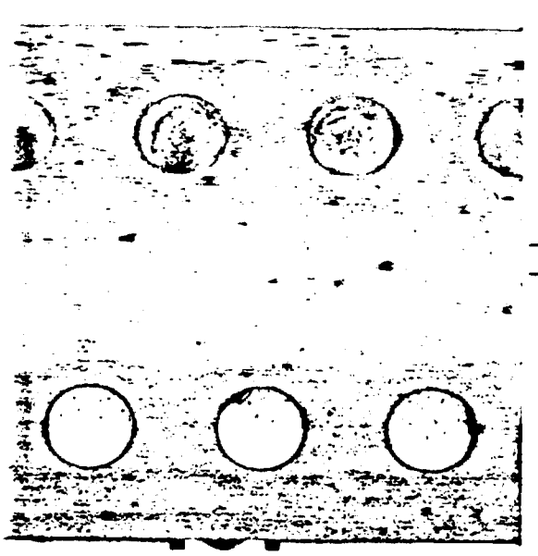
BOOK 9890 PG 448

| | | |
|---|---|---|
| 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
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50
12/13/95 01 10:34 0001 9001

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



0132701
IDENTIF. # REFERENCE

95 DEC 18 AM 10:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 987439