0132804

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

98 DEC 18 PM 1:04

DAVIDSON COUNTY, TN.

W & I Ref: (cw/ljh) Title No: 37224
Dav. Co. File: Box 8

BOOK 9890 PG 798

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russell C. Gallagher 3606 Sperry Avenue Nashville, TN 37215	Capital Bank & Trust Company 1820 West End Avenue Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 117-5-8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James G. Baker, III and spouse, Valerie A. Baker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell C. Gallagher and spouse, Elizabeth O. Gallagher,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 51 on the map of the Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said County.

SAID Lot No. 51 fronts 100 feet on the northerly side of Sperry Avenue and runs back 188 feet 2 inches on the easterly line and 173 feet 3 inches on the westerly line to a dead line, measuring 101 feet 2 inches thereon.

BEING the same property conveyed to James G. Baker, III and spouse, Valerie Ann Baker by deed from Louisa Cavett Shaefer of record in Book 8971, page 478, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 3606 Sperry Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 1995.

James G. Baker, III

Valerie A. Baker

State of Tennessee
County of Davidson

BOOK 9890 PG 799

On this 15th day of December, 1995, before me the undersigned authority, personally appeared **James G. Baker, III** and **Valerie A. Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 279900.00

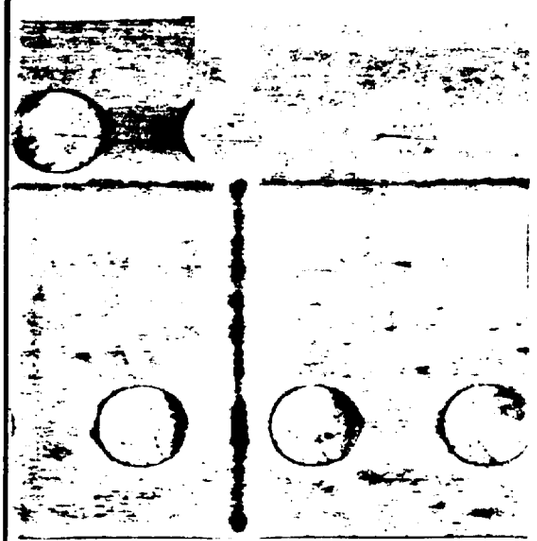
Affiant

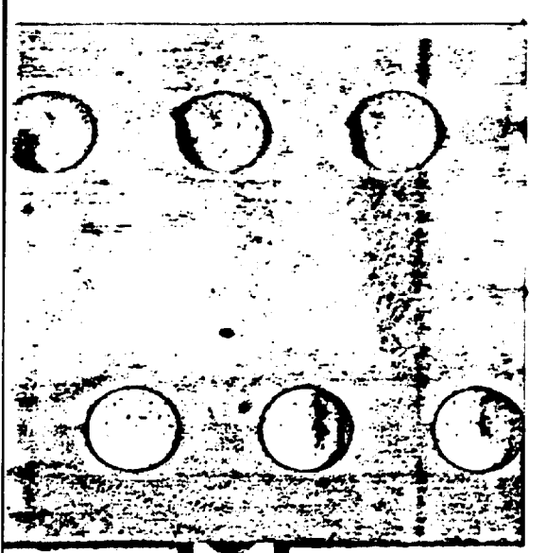
Sworn and subscribed before me on the 15th day of December, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

21:07 12/13 0101 03CHECK 1044.63





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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 800

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
279900.00
CON TX 1035.63
PRFEE 1.00
WDEED 8.00
TOTAL 1044.63
CHECK 1044.63

12/13/95 01 13:07 0001 9107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132804
IDENTIF. # REFERENCE

95 DEC 18 PM 1:04
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 987542