0168498

FORM NO. WD-1

IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

QUITCLAIM DEED 96 APR -8 AM 10:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL 19 96

Notary Public

BOOK 10006 PG 887

MY COMMISSION EXPIRES My Commission Expires MAR. 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY S. BAKER	S A M E	147-8-148
(NAME)	(NAME)	
8 Valley Forge Drive		05DU-3691
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, STEVEN E. BAKER

QUITCLAIMED MY INTEREST
HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY S. BAKER

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: 7413 04/08 0101 03CHECK 8.00

LAND in Davidson County, Tennessee, being Lot No. 132 on the Plan of Hillbrook, Section III, of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 132 fronts 77 feet on the easterly side of Faulkner Drive and extends back 154.1 feet on the northerly line and 156 feet on the southerly line to a dead line in the rear measuring 77 feet thereon.

BEING the same property conveyed to Steven E. Baker and wife, Nancy S. Baker by deed from Richard Lehiner, III, unmarried, of record in Book 7091, page 245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE TO PLACE ALL OF THE LEGAL TITLE IN NANCY S. BAKER FROM WHOSE FUNDS ALL OF THE PURCHASE MONEY WAS PROVIDED.

unimproved ( )
This is improved (X) property, known as 3734 Faulkner Drive, Nashville, Tennessee 37211
(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 sell and convey the same, and the same is unencumbered, unless otherwise herein set out, and we covenant and bind ourselves, our heirs, executors and administrators 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 my hand this 5th day of April, 19 96

STEVEN E. BAKER

BOOK 10006 PG 888

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named STEVEN E. BAKER

_____

_____

the bargainor, _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 19 96.

My Commission Expires MAR. 27, 1999

Pamela Jaki Hale Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____ of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO