BOOK 10072 PG 320

0188485

IDENTIFICATION REFERENCE

96 JUN -4 AM 10:39

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

W & I Ref: (cmw) Title No: 37798
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Samuel Trent Rosenbloom<br>Ellie Weiss Rosenbloom<br>4500 Elkins Avenue<br>Nashville, TN 37209 | SAME |

**TAX MAP-PARCEL NUMBERS: 091-16-063 12W 00500**

# *WARRANTY DEED*

3351 06/04 0101 03CHECK 582.87

**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 E. Baker and spouse, Donna L. Baker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel Trent Rosenbloom and spouse, Ellie Weiss Rosenbloom,** 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. 401 and the easterly 10 feet of Lot 403 of Block No. 18 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 401 and part of Lot 403 fronts 70.0 feet on the northerly margin of Elkins Avenue, formerly 2nd Avenue and extends back between parallel lines with the westerly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

BEING the same property conveyed to James E. Baker and Donna L. Baker, husband and wife, by deed from Boyd M. Babb, an unmarried person and Judy Ann Lovell, an unmarried person of record in Book 9778, page 930, 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:** 4500 Elkins Avenue, Nashville, TN 37209

**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 31st day of May, 1996.

James E. Baker

Donna L. Baker
by James E. Baker
Atty in fact

**State of Tennessee**
**County of Davidson**

On this 31st day of May, 1996, before me the undersigned authority, personally appeared **James E. Baker** ~~and Donna L. 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: 1-25-97

Carmine M. Wood
Notary Public

**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: $ 155100.00

Affiant

Sworn and subscribed before me on the 31st day of May, 1996.

Carmine M. Wood
Notary Public

My Commission Expires: 1-25-97

State of Tennessee
County of Davidson

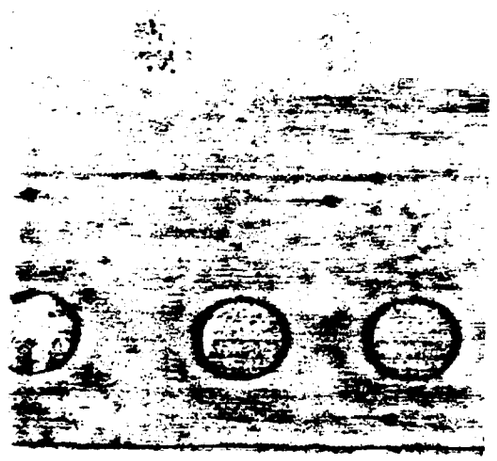
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Baker**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Donna L. Baker**, as Attorney-in-Fact, as the free act and deed of the said Principal.

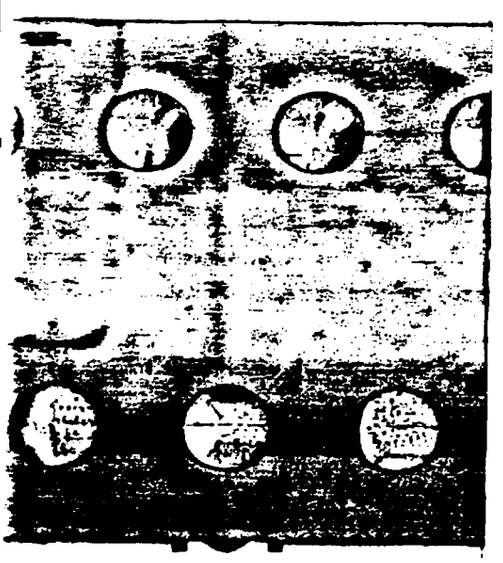
Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1996.

Carmine M. Wood
Notary Public

My Commission Expires: 1-25-97

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





RECEIVED OF _____

FOR _____

BOOK 10072 PG 322

| | | |
|---|---|---|
| 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 155100.00
CON TX 573.87
PRFEE 1.00
WDEED 8.00
TOTAL 582.87
CHECK 582.87

06/04/96 01 10:41 0001 8851

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

0188485
IDENTIF. ↑ REFERENCE

96 JUN -4 AM 10:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046728