Prepared by John G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, Tn., 37214, Sup. . # 2343

WARRANTY DEED

BOOK 10194 PG 435

From:	Mr. & Mrs. Marvin Dale Smith
To:	Robert E. Baker
New Owner:	Robert E. Baker
Address :	1125 Brighton Close, Nashville Tn., 37205
Send Tax Bills to:	Robert E. Baker
Address:	1125 Brighton Close, Nashville Tn., 37205
Map /Parcel Number:	104-05, Parcel 63

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $21,000.00

Affiant

Sworn to and subscribed before me this 14 day of September, 1996

Notary Public

My Commission Expires 5/24/97

Affix Seal

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Twenty One Thousand ($21,000.00) Dollars, cash paid to Grantors by Grantee, Grantors, have this day bargained & sold, and do hereby transfer & convey unto Robert E. Baker, his heirs and assigns, certain real estate located in Davidson County, Tennessee .

Land on the NW side of Acklen Park Drive, described by survey of C. Michael Moran, dated Sept. 6th 1996 as follows: Beginning at an iron rod on the NW margin of Acklen Park Dr. (its Southerly corner and the Easterly corner of the property conveyed to V. G. Wallace by deed of record in bk 2153, p. 24, Register's Office For Davidson County Tn. (RODC); thence with Wallace's line, N 51° 42' 45" W 90.74 ft to an iron rod at Wallace's Northerly corner (this tract's Westerly corner) on the CSX RR Right-of-way, (25ft southeast of existing track centerline); thence with said right-of-way line and a curve to the left, (radius = 1,997.699 ft, Δ = 5° 14' 10", Tangent = 91.35, arc distance = 182.57 ft. (Cord = N 36° 37' 37" E), 182.5 ft to an iron rod on said right-of-way, (the Northerly corner of this tract); thence with a chain link fence, and the Southerly line of a tract conveyed to Mary Evelyn Johnson in Bk 6269 P. 11, RODC, S 53° 56' 01" E 106.86 ft to an iron rod on the NW margin of Acklen Park Dr. (this tract's Easterly corner); thence, with the NW margin of Acklen Park Dr., South 41° 35' 08" W, 186.88 ft to the beginning & containing 0.41 acres ±; and,

Being property conveyed to Jerry Allen Smith & wife, Rosalie Greer Smith, by Quitclaim Deed from Anna Leska Miller & husband, Thomas Miller, of record in Bk 2147, P. 585; Jerry Allen Smith & wife, Rosalie Greer Smith, having since conveyed 18± feet off the N end, by Quitclaim Deed to S. D. Harrison Company, Inc., of record in Bk 2907, P. 171, RODC; and having received 18± feet on the S end by Quitclaim Deed from S. D. Harrison Company, Inc., T. W. Wrenne, D. P. Wrenne, Jr., & W. R. Perkins, Jr., of record in Bk 2907, P. 171, RODC; and Jerry Allen Smith having died December 23, 1993, leaving his wife, Rosalie Greer Smith, surviving; and being the same property Conveyed to Marvin Dale Smith & wife Linda Elder Smith by quitclaim deed from Rosalie Greer Smith, as of record in Bk 9835 P. 913, RODC.

This is unimproved real property known as W side Acklen Park Dr. N of Murphy Rd., Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title & interest thereto belonging to the said Grantee, heirs,successors & assigns forever; and we covenant that we are lawfully seized & possessed of said real estate, in fee simple, that we have good right to convey it and that the same is unencumbered, except for 1996 taxes (not yet due or payable), and to matters refered to in notes on the above referenced survey; and, Grantors further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Grantors, hereby set their hands on September 14th, 1996

Marvin Dale Smith

Linda Elder Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Marvin Dale Smith and wife Linda Elder Smith, with whom I am personally acquainted or who satisfactorily identified themselves to me, and did swear to & subscribe the same; and did acknowledge that they had executed the same as the own free act and deed of each and for the purposes therein contained.

Witness my hand at office in Davidson County, Tennessee on September 14th 1996

Notary Public

My Commission Expires: 5/24/97

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

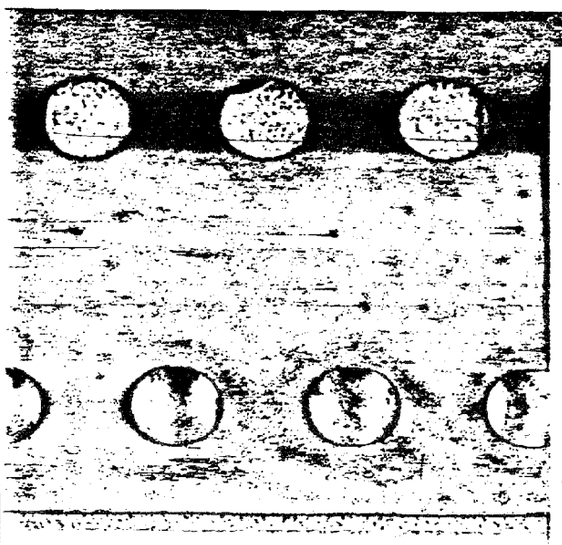
9750 RECEIPT 01101 03CHECK 86.70

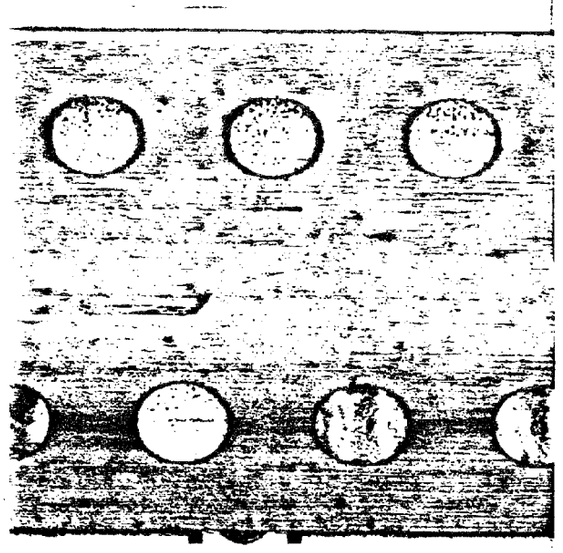
SEP 18 AM 8:52

REGISTER

IDENTIF. A REFERENCE

02264 36





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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 436

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 21000.00
				CON TX 77.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 86.70
				CHECK 86.70
			09/18/96 01	08:54 0001 9750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226436
IDENTIF. ↑ REFERENCE

96 SEP 18 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032181