BOOK 10214 PG 100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Baker	Robert E. Baker	84-15-164
(NAME)	(NAME)	
117 Fairway Drive	1701 Graybar Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Evelyn C. Strickland, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Baker, a married man

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:

SEE ATTACHED EXHIBIT A

02325 13
IDENTIFICATION REFERENCE

96 OCT -3 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 117 Fairway Drive, Nashville, TN 37214
(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 convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 27th day of September 19 96

Evelyn C. Strickland

Evelyn C. Strickland

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 Evelyn C. Strickland

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September 1996.

Commission expires May 30, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT A

TRACT I

Land in Davidson County, Tennessee, being the south part of Lot No. 9 on the Plan of R.D. Stanford's Subdivision of the Lannom Property, of record in Book 547, Page 186, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Fairway Drive, said point being the common corner of Lots No. 9 and 8; thence norhterly along said Fairway Drive 25 feet to a point; thence continuing northerly 140 feet to the southwest corner of the property conveyed to John J. Tacker and wife, by deed of record in Book 1316; page 69, said Register's Office; thence along Tacker's southerly line, easterly 300 feet more or less, to the common corner of Lots Nos. 9 and 10; thence southerly along the rear line of Lot No. 9, 134.4 feet to the common corner of Lots Nos. 8 and 9; thence with the dividing line between said lots, westerly 327 feet to the point of beginning.

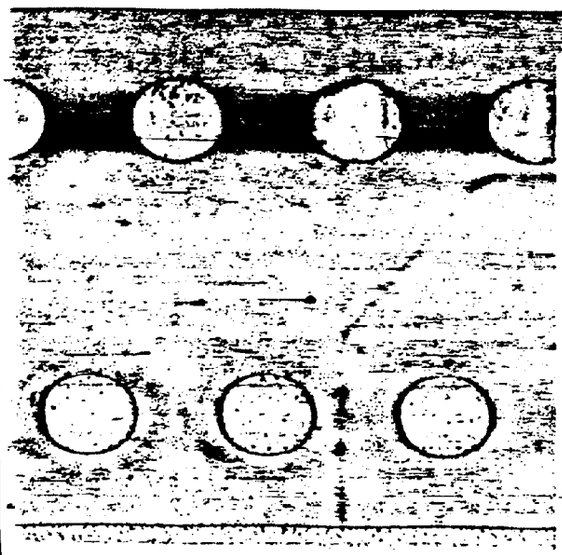
Being the same property conveyed to Thomas R. Strickland and wife, Evelyn Chandler Strickland of record in Book 2098, Page 559, Register's Office for Davidson County, Tennessee.

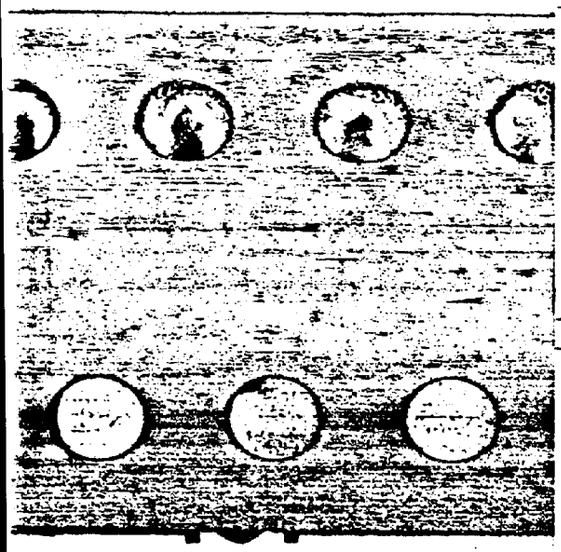
TRACT II

Being Lot No. 8 on the Map of R.D. Stanford's Subdivision of the Lannom property, of record in Book 547, Page 186, Register's Office for said County. Said Lot No. 8 fronts 100 feet on the easterly side of Fairway Avenue or Drive and runs back 327 feet on the northerly line and 298 feet 6 inches on the southerly line, to a dead line in the rear on which it measures 102 feet, 6 inches.

Being the same property conveyed to Thomas E. Strickland and wife, Evelyn C. Strickland of record in Book 2098, Pgae 559, Register's Office for Davidson County, Tennessee.

6172 10/03 0101 03CHECK 568.00





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

RECEIVED OF _____

FOR _____

BOOK 10214 PG 103

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
				150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 568.00
				CHECK 568.00
			10/03/96 01	10:49 0001 6172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232513
IDENTIF. & REFERENCE

96 OCT -3 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073247

No. [redacted]